



Eugene City Council

101 W 10th Ave., Suite 203

Eugene, OR 97401

541-682-5010 • 541-682-5414 Fax

www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

May 19, 2021

**12:00 p.m. CITY COUNCIL WORK SESSION and
MEETING OF THE EUGENE URBAN RENEWAL AGENCY**

Due to Governor Kate Brown's Stay Home, Save Lives Executive Order to combat the spread of Covid-19, this meeting will be held remotely using virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

**Meeting of May 19, 2021;
Her Honor Mayor Lucy Vinis Presiding**

Councilors

Jennifer Yeh, President

Mike Clark

Randy Groves

Emily Semple

Claire Syrett, Vice President

Greg Evans

Matt Keating

Alan Zelenka

12:00 p.m. CITY COUNCIL WORK SESSION

- 1. WORK SESSION: Unhoused Response Update**
- 2. WORK SESSION: Steam Plant Redevelopment Proposed Terms**

For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

For more information, contact the Council Coordinator at 541-682-5010
or visit us online at www.eugene-or.gov.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Unhoused Response Update

Meeting Date: May 19, 2021
Department: All
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Kristie Hammitt, CMO and Matt Rodrigues, PW
Contact Telephone Number: 541-682-6877

ISSUE STATEMENT

The purpose of this work session is to provide Council with a progress update for the unhoused response plan provided on April 12, 2021. Staff will provide an update on temporary urban camps and vehicle camping response and actions related to finding land, developing site plans and programming for the establishment of “Safe Parking” and “Safe Tent” sites to address the growing number of unhoused community members and related community-wide impacts.

BACKGROUND

Lane County has seen an increase in the number of people experiencing homelessness over several years. The Lane County Homeless By Name List (HBNL) shows an unduplicated 9,107 people accessed homelessness services in 2020, with an average of 2,586 people living in Eugene accessing these services per month. During the month of April 2021, a total of 2,445 unduplicated homeless individuals living in Eugene accessed services (Attachment A). Impacts are evidenced not only in the challenge to provide an adequate number of shelter beds and services to support unhoused individuals, but also the City’s ability to mitigate impacts on neighborhoods, businesses, parks, and other public spaces as detailed through requests for service (Attachments B and C).

On April 12, staff provided Council with an unhoused response action plan. The plan included establishment of a Unified Command structure to provide the following:

- Improve coordination and management of temporary urban camps located in Washington Jefferson Park and at 13th Avenue as well as car camping
- Identify land for the temporary establishment of 200 “Safe Parking” and 300 “Safe Tent” sites in response to the need for temporary, short-term, place for people to shelter
- Expand outreach to unhoused people
- Develop programs and partnerships to support sites
- Reduce impacts to neighborhoods and businesses
- Improve and expand communications internally and externally

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At the April 12 Work Session, Council took action to direct the City Manager to schedule a public hearing regarding the proposed ordinance to establish temporary “Safe Parking” and “Safe Tent” sites. The public hearing was held on April 26 and following the public hearing Council passed the ordinance (Attachment D).

At the April 12 Work Session, Council also passed a motion for staff to return to Council within two weeks with a proposed plan for administrative actions intended to address vehicle camping through parking restrictions in commercial/industrial areas. This work session was held on April 26 and a public hearing on the proposed ordinance changes is scheduled for June 14.

Since the April 12 Work Session, staff have been fully engaged in achieving the plan presented to Council. Staff have been actively engaged in three areas: land review and assessment, site modeling and programming, and coordination and engagement with partners and community stakeholders and businesses. The following is a summary of progress to date.

Land Review & Assessment

The Land for Shelter Team has been using a broad set of criteria to compile a list of potential shelter sites for tent and vehicle camping. The goal is to find as many sites as possible that meet these criteria so they can be further assessed through the Eugene Planning and Development Department’s (PDD) guidelines for suitability as a temporary or permanent site. This process has involved the formation of an inter-agency team with Lane County, which the Land for Shelter Team is collaborating with on the identification of new potential non-City owned sites. The Team is also coordinating with the Chamber of Commerce to determine incentives and strategize outreach to local business owners and faith-based organizations who might be interested in partnering with the City on a shelter site. The end goal is to provide a selection of potential shelter sites that can accommodate 40 tent spaces, 60 vehicle spaces, or a combination thereof. Information about criteria used for evaluating sites is in Attachment E.

At this time, the list of City-owned properties has been narrowed to 48 potential tent or vehicle shelter sites, and 48 potential vehicle-only shelter sites, totaling 96 City-owned properties for further review.

The Land for Shelter Team has identified six private properties that are currently being assessed by PDD to determine suitability for temporary or permanent siting via lease or purchase. In addition, Lane County has brought forth eight additional private properties that are currently being discussed internally to determine suitability for additional assessment.

The current range of lease costs runs from \$1,000 per acre per month up to \$5,000 a month flat rate, depending on size, location and current use. The current range of purchase prices runs from \$900,000 to \$8.9 million depending on size, location and current use.

Site preparation considerations are unique to each individual property and will continue to be assessed by PDD. The current list of 96 City-owned properties will be evaluated further by PDD to determine suitability for temporary or permanent siting and Public Works to determine compatibility with existing public use.

Site Modeling & Programming

The Shelter Programming Development Team has been meeting weekly with a group of social service providers to obtain input and feedback on a safe sleeping program and site models to support people sleeping unsheltered in the city, particularly those currently sleeping at Washington Jefferson Park and 13th Avenue. Topics for those weekly meetings include needed site amenities, operations framework(s), coordinated referral and intake processes into sites, and coordinating site services. High level themes thus far include a strong desire of providers to collaborate on this effort; that there will need to be some varied types of support offered for different populations with different needs; that finding ways to accommodate and support people with more significant mental and behavioral health issues at these new sites will be important; and that these new sites should include services. Staff are continuing to work with these recommendations in site planning and site management planning processes.

Staff have also been working with the site search team to provide site plan and infrastructure information to help inform the search process and to provide information to help businesses and community members understand the site management model and the support structures that would be in place for new sites. More detailed information about the site plans will be provided at the work session.

Staff are working on site plan drafts that can be adjusted and customized for the specific sites that are identified. The Designated Temporary Shelter Sites that were established as part of the City's initial emergency response to COVID-19 and the rest stop and microsite expansion over the last few months have given staff significant experience around site layout, planning and preparation. Staff are continuing to reach out to other municipalities that are implementing similar types of alternative shelter options to help inform our planning and learn from their experiences. More detailed information about the site plans will be provided at the work session.

Currently, proposed site amenities include portable restrooms (including some ADA), hand washing stations, trash containers, fencing, covered warming/cooling/meeting space, potable water, and platforms for tents at tent sites. Staff are exploring how to incorporate space and/or ways for people to prepare and store food and belongings, as well as options for water and electrical hook-ups at sites where those opportunities are available.

Similar to City rest stops, operating entities would be responsible for intake, managing the social dynamics of the sites and compliance with rules and community agreements, coordinating site infrastructure, managing relationships with and being responsive to neighbors, and coordinating with the City and other potential partners. The Shelter Programming Development team is currently planning for the sites to have daily on-site staffing as well as some level of staffing support during nights. Staff are also exploring potential options and partnerships for provision of services such as case management and medical and behavioral health care supports.

The new sites are intended to provide safe, sanctioned locations for people who are unsheltered and help people stabilization. Efforts to build stability and to increase people's connections to services will be important components of these sites. In addition to tracking utilization of the different sites, lengths of stay, and exit destinations, with supportive services staff expect to be

able to measure progress site residents make in their goals toward greater self-sufficiency in categories such as income, housing, health, and community connections.

Staff are having regular meetings with local service providers related to conducting outreach over the coming weeks to people at Washington Jefferson Park and 13th Avenue to better understand the people camping in these locations, some of their specific needs, whether there are groups who are interested in staying together, and how many people are currently connected to services. The team will use this information to help inform the development of site program models, and to support the incremental transition of people from these locations to new locations.

Communications, Engagement, and Response

The Public Information Team as well as the newly identified business liaison continue to share how the near-term strategies are changing for the City. Since mid-April, they've distributed multiple news releases on the recent developments of the City's unhoused response, including what and why. The team also established a new web page on the City's website and have crafted a one-page document that explains the City's efforts around land acquisition and creating new safe sites for people in tents and vehicles.

Business outreach staff, through the business liaison and others, are responding to and reaching out to employers to inform them about the City's efforts to address problems associated with vehicle and tent camps. Public Information staff is also responding to public complaints and concerns about the impacts of temporary urban camping and sharing details about the City's efforts.

PREVIOUS COUNCIL DIRECTION

[April 12, 2021](#): Work Session

City staff provided an overview of the current homelessness crises and the exacerbating effects of the COVID-19 pandemic and identified needs and next steps for addressing the growing number of unhoused community members and its community impacts.

[April 26, 2021](#): Work Session

Staff presented a plan to address vehicle camping in commercial/industrial and proposed code amendments for parking and storage of vehicles on streets.

[April 26, 2021](#): City Council Meeting and Public Hearing

The City Council heard public testimony on the ordinance to pilot establishment of "safe parking" and "safe tent" sites that are larger than allowed by City code.

COUNCIL ACTION

This work session is informational only and no action is requested from Council.

ATTACHMENTS

- A. Lane County Homeless by Name List
- B. Updated Request for Service Graph
- C. April Request for Service Map
- D. Ordinance 20650
- E. Criteria for Site Evaluation

FOR MORE INFORMATION

Staff Contact: Matt Rodrigues
Telephone: 541-682-6877
Staff E-Mail: MRodrigues@eugene-or.gov

Homelessness in Lane County, Oregon

[Click on a title below to view more data.](#)



Introduction

By the Numbers

Inflow Details

Outflow Details

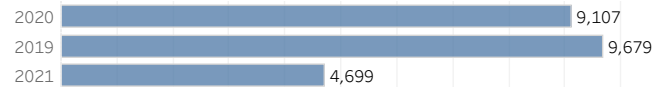
Homeless Population Data

Month/Year: April 2021 Chronically Homeless: All Youth/Adult: All Veteran Status: All Household Type: All

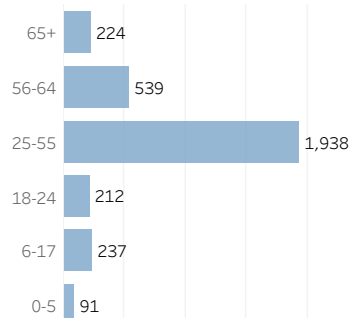
HBNL for April 2021



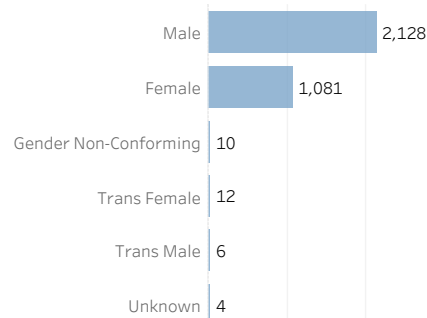
YTD



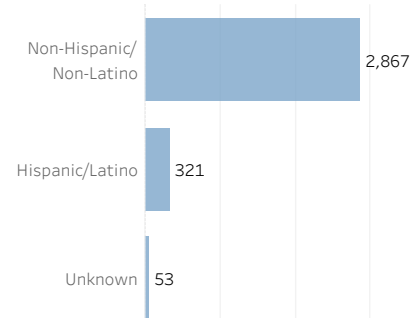
Age Groups



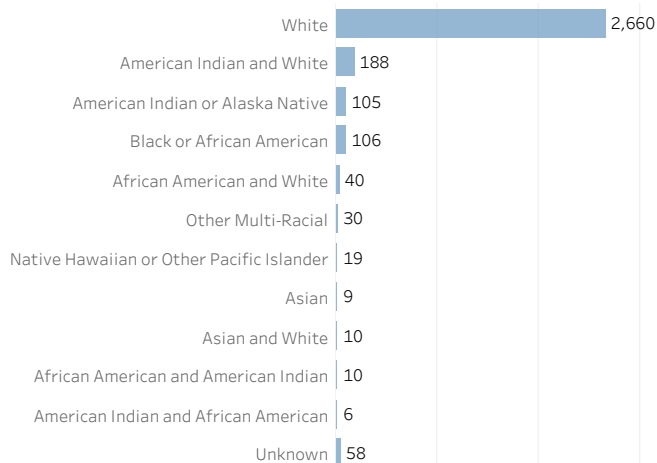
Gender



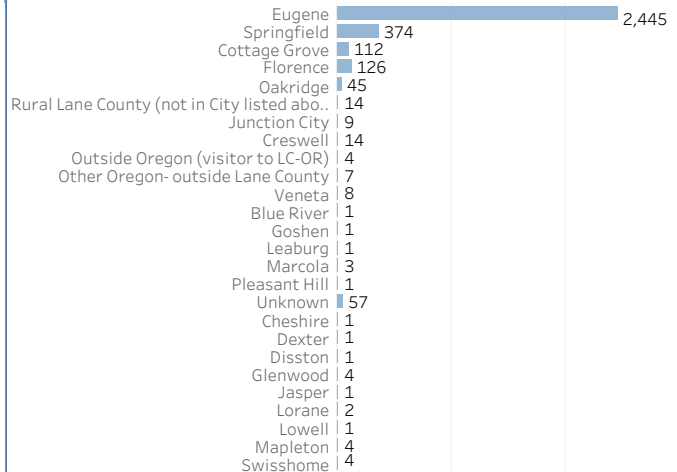
Ethnicity



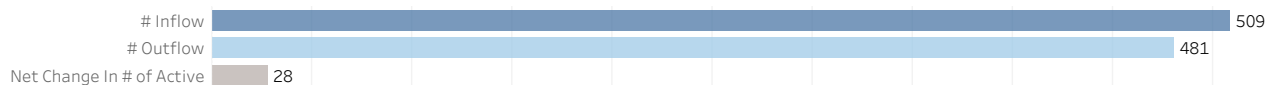
Race



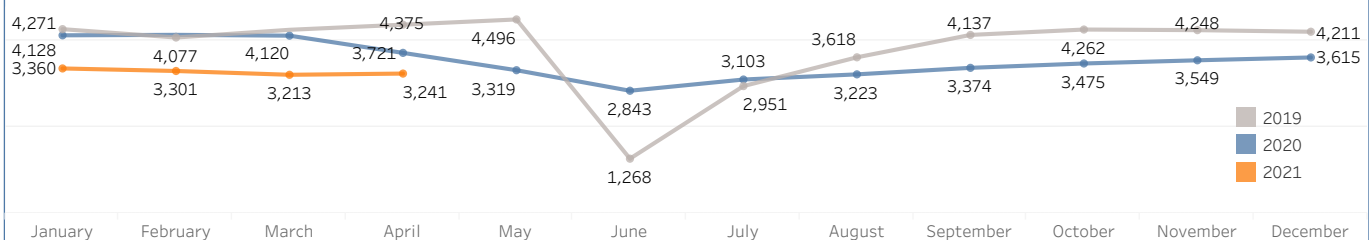
Current Residence

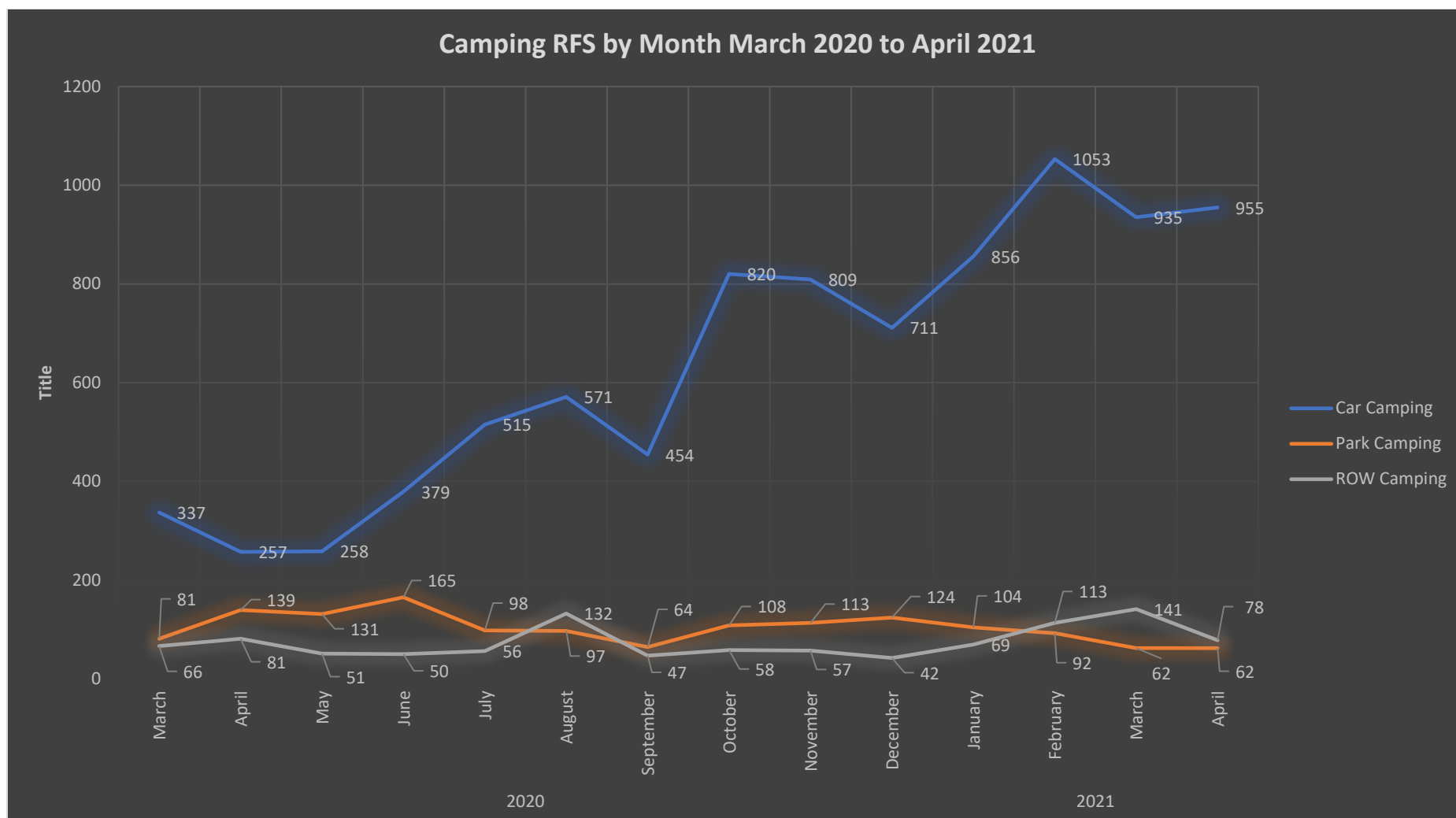


Inflow/Outflow

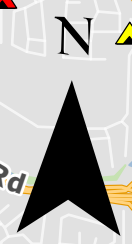


Monthly

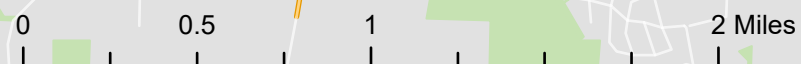
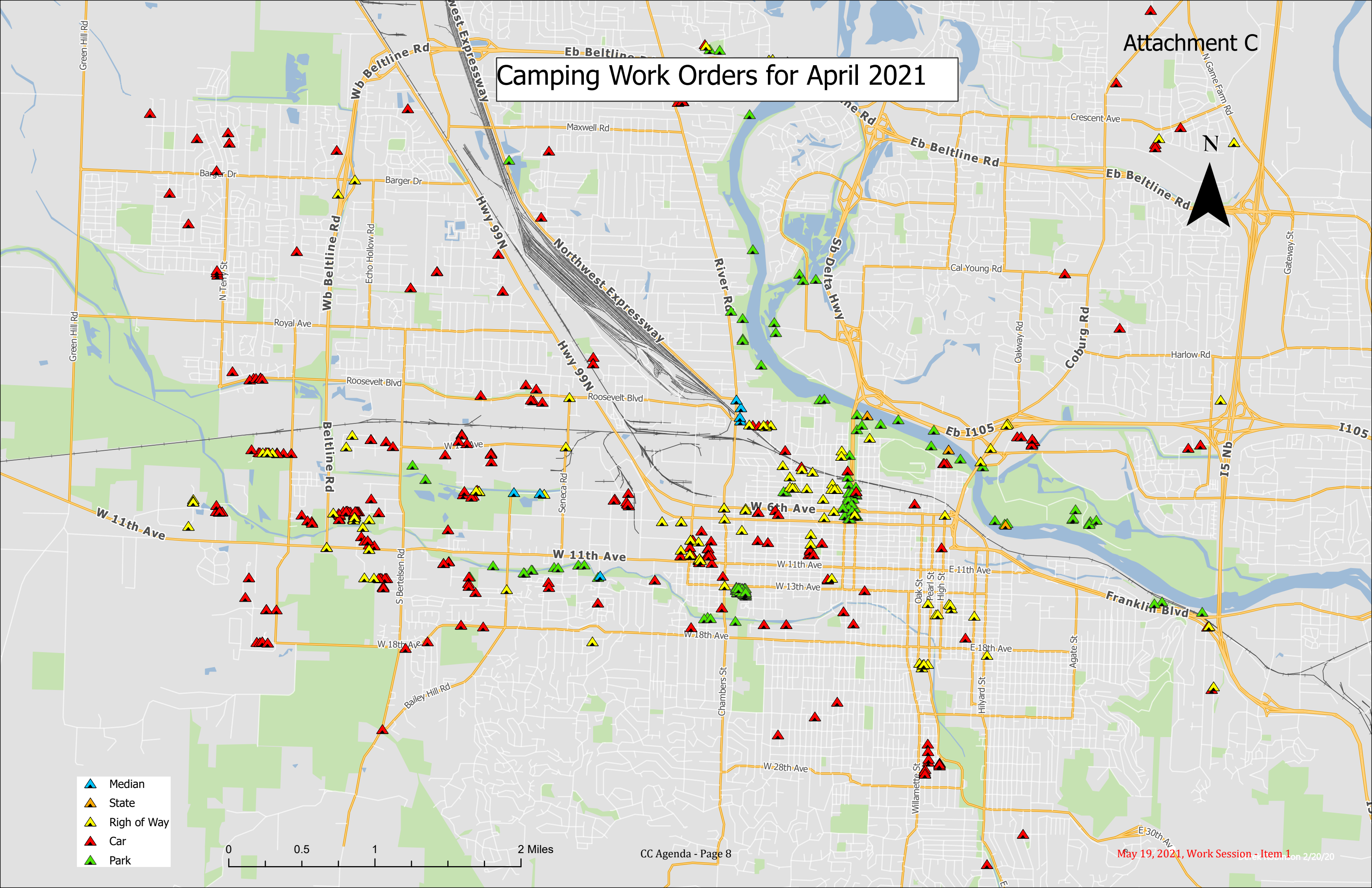




Camping Work Orders for April 2021



- Median
- State
- Righ of Way
- Car
- Park



COUNCIL ORDINANCE NO. 20650

**AN ORDINANCE ALLOWING FOR THE TEMPORARY
ESTABLISHMENT OF “SAFE PARKING” AND “SAFE TENT”
SITES THAT ARE LARGER THAN ALLOWED UNDER SECTION
4.816 OF THE EUGENE CODE, 1971; DECLARING AN
EMERGENCY; PROVIDING FOR AN IMMEDIATE EFFECTIVE
DATE; AND PROVIDING A SUNSET DATE.**

ADOPTED: April 28, 2021

SIGNED: April 30, 2021

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

EFFECTIVE: April 30, 2021



ORDINANCE NO. 20650

AN ORDINANCE ALLOWING FOR THE TEMPORARY ESTABLISHMENT OF “SAFE PARKING” AND “SAFE TENT” SITES THAT ARE LARGER THAN ALLOWED UNDER SECTION 4.816 OF THE EUGENE CODE, 1971; DECLARING AN EMERGENCY; PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE; AND PROVIDING A SUNSET DATE.

The City Council of the City of Eugene finds as follows:

A. Section 4.816 of the Eugene Code, 1971 (EC) sets forth various types of overnight sleeping arrangements that are permitted throughout the City when certain conditions are met. Some of the permitted overnight sleeping arrangements are permitted outright and others require the City Council to approve the location. Whether outright permitted or approved by the City Council, the permitted overnight sleeping authorized by EC 4.816 is capped at the number of allowed vehicles (which includes RVs, tents, and Conestoga huts) ranging from 1 to 20.

B. The City is experiencing an increase in the number of individuals living in campers, trailers, cars, and tents in locations that are not intended for that purpose. This often results in unsanitary and unsafe conditions for unhoused residents and for the surrounding community, particularly the nearby businesses and residences. Additional options are needed for these individuals to lawfully park their vehicles or set up their tents.

C. The City's car camping and rest stop programs, which limit the number of allowed vehicles/huts to six and twenty, respectively, are proven successes and are essential options for the unhoused. However, to effectively address the large number of vehicles and tents that are an immediate health and safety concern, there is a need for temporary sites that can accommodate more vehicles and tents/huts than currently allowed by EC 4.816. The need for these larger sites where people can temporarily sleep overnight in parked vehicles and erected tents, is acute and immediate.

D. Temporarily allowing for the establishment of sites that will accommodate a larger number of vehicles or tents than currently allowed by EC 4.816, should be immediately established and remain in effect until May 1, 2023.

NOW, THEREFORE,

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The following provisions are adopted to temporarily allow the establishment of Safe Parking sites and Safe Tent sites.

Safe Parking Sites. Notwithstanding any other provision of the Eugene Code, 1971, a group of up to 60 vehicles being used for overnight sleeping may temporarily park on property authorized by motion of the City Council for that use. For purposes of this provision, the term “vehicle” includes a car, camper, or trailer. Depending on the size of the property, the City Council may authorize the co-location of multiple groups. In addition

to any conditions imposed by the City Council at the time of site approval to address site-specific issues, all Safe Parking sites authorized and established pursuant to this Ordinance shall have adequate garbage collection, toilets, handwashing stations, and potable water, with a goal of providing renewable power at all sanctioned sites.

Safe Tent Sites. Notwithstanding any other provision of the Eugene Code, 1971, a group of up to 40 tents, or approved hut-structures, being used for overnight sleeping may be temporarily erected on property authorized by motion of the City Council for that use. Depending on the size of the property, the City Council may authorize the co-location of multiple groups. In addition to any conditions imposed by the City Council at the time of site approval to address site-specific issues, all Safe Tent sites authorized and established pursuant to this Ordinance shall have adequate garbage collection, toilets, handwashing stations, and potable water, with a goal of providing renewable power at all sanctioned sites.

Section 2. When a Safe Parking site is authorized and established pursuant to this Ordinance, those vehicles unlawfully parked on City right-of-way in West Eugene shall be prioritized for occupying spaces at the Safe Parking site. When a Safe Tent site is authorized and established pursuant to this Ordinance, those tent campers at 13th and Chambers and in Washington-Jefferson Park shall be prioritized for occupying spaces at the Safe Tent site.

Section 3. The City Manager may adopt rules pursuant to EC 2.019 to regulate the Safe Parking sites and Safe Tent sites established pursuant to this Ordinance.

Section 4. This Ordinance shall sunset and be repealed on May 1, 2023, unless extended or made permanent by future Council action.

Section 5. Due to the immediate need to address the significant increase in vehicular living and unsanctioned erection of tent camps occurring throughout the community by establishing lawful sites to park vehicles or erect tents, an emergency is declared to exist that cannot be addressed by the ordinance adoption procedures in Section 28(1) of the Eugene Charter of 2002. Prior to the adoption of this Ordinance, the City Council unanimously agreed to proceed with consideration of this Ordinance with an abbreviated notice of the public hearing date.

Section 6. As this matter has been declared an emergency, pursuant to the provisions of Section 32(2) of the Eugene Charter of 2002, with the affirmative vote of two-thirds of the

members of the City Council, upon adoption by the Council and approval by the Mayor, or passage over the Mayor's veto, this Ordinance shall become effective immediately.

Section 7. The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

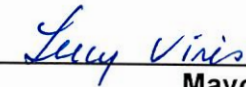
Passed by the City Council this

28th day of April, 2021


Deputy City Recorder

Approved by the Mayor this

30 day of April, 2021


Mayor

1) Location Information:

Address/Intersection:

☐ within City Limits & UGB ☐ outside City Limits/inside UGB ☐ outside City Limits & UGB

Ward:

☐ City owned property ☐ Private property

Owner's Contact Info:
(if known)

☐ Industrial/Commercial Zoning ☐ Residential Zoning ☐ Parks/Open Space ☐ Other

2) Size (SF):

☐ about 40,000 SF ☐ 40,000SF - 60,000 SF ☐ Greater than 60,00 SF

3) Shape:

☐ More square ☐ More rectangular ☐ More triangular

☐ Other comments:

4) Natural Features:

☐ no Goal 5 setbacks ☐ Other comments:

☐ no wetlands

☐ no hydric soils

☐ not in floodway

☐ not in flood plain

☐ no slopes greater than 5%

5) Access:

☐ paved road ☐ Other comments:

☐ graveled road

6) Proximity:

☐ adjacent to businesses not grocery stores, i.e. hospitality businesses

☐ adjacent to school

☐ within 1/4 mile of public transportation

☐ within 1/2 mile of public transportation

☐ within close proximity of food, i.e. grocery stores

☐ close to EWEB overhead power lines (for potential power drop)

☐ close to water main line (for potential new water meter drop)

7) Other comments:

URBAN RENEWAL AGENCY BOARD

AGENDA ITEM SUMMARY



Work Session: Steam Plant Redevelopment Proposed Terms

Meeting Date: May 19, 2021
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Amanda D'Souza
Contact Telephone Number: 541-682-5540

ISSUE STATEMENT

In April 2019, the Agency Board directed staff to negotiate terms with a local development team, led by Mark Miksis and Mark Frohnmayer, for the redevelopment of the Steam Plant. The purpose of this work session is for the Agency Board to take action on proposed terms for the disposition and redevelopment of the Steam Plant (see proposed terms in Attachment A).

BACKGROUND

Located prominently along the banks of the Willamette River, the Steam Plant is an iconic representation of our community's history and is ripe with possibility. The redevelopment of the Steam Plant is a once-in-a-lifetime opportunity to honor the significance of the Downtown Riverfront site while embracing its potential to be a place the community is proud of. Unfortunately, after years of disuse, general aging and because of the very specialized use it was built and designed for, the building will need considerable investment and restoration before it can be usable.

On March 14, 2018, the Agency Board directed staff to draft a process and criteria for the disposition and redevelopment of the Steam Plant. Staff solicited feedback on both from the Downtown Neighborhood Association, Historic Review Board, Sustainability Commission, nearby stakeholders, and the River Guides. On April 23, 2018, the Agency Board approved the process and criteria included in Attachment B. After a competitive request for qualifications process, a local team led by Mark Miksis and Mark Frohnmayer were invited to prepare a full proposal for the Steam Plant (see full proposal in Attachment C). On April 24, 2019, the Agency Board considered the proposal and the River Guides's recommendation and directed staff to enter into negotiations and to return with terms for the sale and redevelopment of the Steam Plant (see Attachment B for additional project background).

Proposal Development and Community Outreach

The development team brought in architects, engineers, and other experts to assess the building's potential, met with community stakeholders, and explored financing strategies before publishing their initial proposal in January 2019. The team then partnered with the City to complete a public

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outreach and engagement process in early 2019. Through these efforts, City staff and team representatives:

- Released an online survey, receiving over 900 responses
- Spoke to over 350 people at First Friday Art Walk and Asian Celebration
- Held an Open House, attended by over 140 people
- Spoke to several groups including UO students, Downtown Neighborhood Association, and local business networks
- Promoted engagement efforts over multiple social media platforms
- Received press coverage via KVAL, KEZI, KLCC, KUGN, the Register Guard, and the Daily Emerald

Summary of Terms

The team, identified as Dream Plant, LLC (Dream Plant), proposes to save and adaptively re-use the Steam Plant, transforming it into a mixed-use center with community space for food, drink, art, and music on the ground floor. The upper levels would include uses that provide the fiscal foundation to make the redevelopment feasible. The proposal initially included exclusively office uses in the upper floors, however the development team is currently exploring the mix of uses given market changes since 2019 and potential COVID-related impacts to the demand for office space. Since April 2019, staff have worked with the Dream Plant team to negotiate terms for the Steam Plant redevelopment. The negotiations have primarily been impacted by the changing and uncertain economic conditions related to the COVID-19 pandemic.

The following are key elements of the proposed terms with Dream Plant (in Attachment A):

- Dream Plant will list the property on the National Historic Register.
- The project description reflects potential changes in the demand for office and coworking space. Dream Plant will continue to explore office in addition to other potential uses to establish a fiscal foundation for the building, including multi-family housing and hospitality. During due diligence, the Dream Plant would provide the chosen use for approval by the Agency Director.
- The City and Dream Plant will enter into agreement for the non-exclusive use and exclusive concession rights of the Southern Plaza and Overlook area, including maintenance responsibilities.
- The Agency will sell the property to Dream Plant for \$1.
- The Agency will abate the remaining asbestos around Boiler 1 (estimated \$350K in 2019).
- Agency will pay the system development charges (SDCs) and permit fees related to the construction of the project (estimated \$1.01M with office use on upper floors).
- The City/Agency will work with Buyer to identify 125 potential off-site parking spaces.
- Should they pursue multi-family housing, Dream Plant intends to apply for a Multi-Unit Property Tax Exemption (MUPTE).
- Closing on the property and commencement of construction must occur no later than January 31, 2023.

The Steam Plant's appraised value is -\$8M (negative value). Under these proposed terms, Dream Plant would assume the majority of the liability, with the City/Agency's contribution to the project offsetting about \$1.5M, based on estimates listed above for asbestos removal and permits/SDCs.

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Should the Agency Board approve the proposed terms, the corresponding budget action would be brought to the Agency Board approval at a later date. The Dream Plant's private investment would be about \$22M.

District Capacity

On March 8, 2021, the Agency Board reviewed the Riverfront District's financial capacity (see Attachment D for the summary provided at the work session). After paying for projects already funded, the projected amount of urban renewal resources show that there is no money remaining for additional projects until the sale of Downtown Riverfront properties to Atkins/Dame. After taking the sale proceeds and other planned expenditures into account, there is approximately \$2.4 million of projected property sale revenue available for future investments. Unless the Agency Board chooses to modify the Riverfront Urban Renewal Plan, the \$2.4 million would be the maximum amount that the Agency Board could spend on additional projects.

Advisory Committee

The River Guides reviewed the Steam Plant proposed terms in Attachment A on April 19, 2021 (see Attachment E for River Guides member list). River Guides unanimously recommended the proposed terms with Dream Plant for renovation of the building.

Timeline

If the Agency Board approves the terms, the Agency and Dream Plant will sign a development agreement and enter into a four-month due diligence period. During the due diligence period, Dream Plant will finalize the proposed uses in the building and request Agency Director approval. Dream Plant would begin raising equity, acquiring financing, listing the building on the National Historic Register, finalizing the designs, and outreach to potential tenants. Per the proposed terms, the team would close on the property and start construction no later than January 31, 2023.

Upcoming Riverfront Discussions

At the March 8, 2021 work session, staff provided information on four Downtown Riverfront projects: the Steam Plant, the plaza, affordable housing, and parking. Staff will schedule a work session to discuss the remaining three items in more detail.

PREVIOUS AGENCY BOARD DIRECTION

[March 8, 2021 Agency Board Work Session](#)

The Agency Board received an update on the current financial status of the Riverfront Urban Renewal district and had an initial discussion of four projects that could be pursued in the future, as requested by the Agency Board: 1) Steam Plant, 2) Plaza, 3) Affordable Housing, and 4) Parking. No action was taken.

[April 24, 2019 Agency Board Work Session](#)

Agency directed staff to negotiate with the Miksis/Frohnmayr development team and return with terms for the sale and development for approval.

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April 23, 2018 Agency Board Work Session

Agency Board approved criteria and process for disposition of the Steam Plant.

March 14, 2018 Agency Board Work Session

Executive session followed by work session. Agency Board directed staff to draft a process and criteria for the disposition and redevelopment of the Steam Plant.

AGENCY BOARD OPTIONS

1. Approve the terms in Attachment A and authorize the Agency Director to enter into a disposition and development agreement consistent with the terms in Attachment A.
2. Propose modifications to the terms.
3. Schedule another work session and action on the proposed terms.

AGENCY DIRECTOR'S RECOMMENDATION

The Agency Director recommends option 1, approval of the proposed terms included in Attachment A and authorization to allow the Agency Director to enter into a disposition and development agreement consistent with the terms in Attachment A.

SUGGESTED MOTION

Move to approve the terms in Attachment A and to authorize the Agency Director to enter into a disposition and development agreement consistent with the terms included in Attachment A.

ATTACHMENTS

- A. Proposed Terms
- B. Additional Steam Plant Project Background
- C. Dream Plant's 2019 Redevelopment Proposal
- D. Riverfront District Financial Capacity
- E. River Guides Member List

FOR MORE INFORMATION

Staff Contact: Amanda D'Souza
Telephone: 541-682-5540
Staff E-Mail: adsouza@eugene-or.gov

Proposed Terms for Sale of Steam Plant Property

Buyer: Dream Plant, LLC “Buyer”

Seller: Urban Renewal Agency of the City of Eugene “Agency”

Property: Steam Plant refer to Exhibit A ‘Legal Description’

Purchase Price: Fair Market Value based on appraisal by mutually acceptable appraiser but not less than \$1.00.

Due Diligence Period: Upon execution of the Purchase and Sale Agreement, Buyer will have a period of 120 days in which to review property information and to conduct on-site tests and studies to determine the condition of the property.

Condition of Property/Environmental Condition: Buyer will purchase the Property based on Buyer’s investigation of the condition of the Property, including its environmental condition, and its suitability for Buyer’s intended use. Buyer’s expectations concerning the condition and future use of the Property are to be based solely on the basis of Buyer’s investigation of the Property. As a condition of and prior to closing, Agency will cause any asbestos located around Boiler 1 to be abated, which is estimated to cost \$350,000, per PBS Environmental’s August 23, 2019 estimate. Buyer to acquire the property “as-is” “where-is.”

Agreement: Following the Agency Board’s approval of terms, Buyer and Seller shall enter into a formal agreement.

Earnest Money Deposit: \$8,000 paid upon execution of Agreement that will become non-refundable after the Due Diligence Period.

Closing Date: The closing of the sale shall occur when financing occurs, no later than January 31, 2023.

National Historic Register: Buyer shall list the property on the National Register of Historic Places.

Project Description: The privately owned, operated, and occupied project shall save and adaptively re-use the Steam Plant, transforming it into a vibrant mixed-use center. The ground floor will look out to the river, drawing the community in for art, music, food, and drink (approximately 7,000 sq. ft.). The project will integrate the design with the Riverfront Park. The project will include dedicated flexible and adaptive space for the arts that can accommodate temporary art exhibits, installations, and performance events (approximately 2,000 sq. ft.). The upper levels of the building would include a mix of any of the following subject to Agency Director approval prior to the end of due diligence: Multi-family housing, hospitality, office spaces for co-working, community and educational classes, venture incubation for start-ups, and anchor tenants (approximately 59,000 sq. ft.).

MUPTE: Should the buyer choose to include multi-family housing in the project, and should the Agency Director approve this use, buyer has stated their intent to apply for a Multi-Unit Property Tax Exemption. In such a case, the sale of the property would then be contingent on the successful approval of their application.

Design and Uses: Staff will review and approve the proposed design and uses to ensure that a high quality design and construction, and agreed-upon uses are substantially consistent with the proposal. Approval by staff shall not be unreasonably withheld.

Commencement of Construction: Construction of the project must begin no later than January 31, 2023.

Right of Repurchase: In the event that the Buyer does not meet the construction and completion timeline included in the agreement, the Agency has the right to repurchase the Steam Plant property at Buyer's purchase price.

Parking: The City/Agency will work with Buyer to identify access to approximately 125 potential off-site spaces/parking within a 5-minute walk of the property to meet Buyer's project needs. Upon Buyer's request, City/Agency will provide permits, at market rate or bulk rate, if applicable.

Communications: All members of the Buyer's team shall inform the Agency of any media or communications activities related to the Steam Plant redevelopment and shall provide notice of any on-site media opportunities prior to the activity, so that the Agency has a reasonable amount of time to determine if they would like to accompany the visit. Agency will do the same.

Southern Plaza Use Agreement: Buyer will enter into an agreement for the non-exclusive use of the Southern Plaza, which includes the overlook, and exclusive concession rights of a portion of the area, including maintenance responsibilities. Any such agreement would allow members of the public to be able to utilize the Southern Plaza without needing to pay for such use and/or purchase food or beverages from Buyer's concessionaires.

System Development Charges & Permit Fees: Agency will pay the system development charges (SDCs) and building permit and related fees for the construction of the project. The City will provide facilitated permit review.

Exclusive Negotiation: While negotiating the terms of an agreement with Buyer, Agency will not enter into negotiations with any other party.

Financing: Prior to the closing of the sale, Buyer shall demonstrate that all financing necessary for the project has been secured.

Brokerage Commission: Buyer is responsible for all real estate broker fees. No brokers represent either party.

Additional Steam Plant Project Background

This attachment includes additional information about the Steam Plant redevelopment, including a summary of the process up to this point, the Agency Board approved criteria and process, and Steam Plant background.

Project Recap

At the March 14, 2018 work session, the Agency Board directed staff to draft a process and criteria for the disposition and redevelopment of the Steam Plant. On April 23, 2018, the Agency Board approved the process and criteria included in this attachment. The approved process for disposition was a Request for Qualification/Request for Proposal (RFQ/RFP) process that allowed for flexibility but also provided the needed structure to solicit/collect interest, evaluate concepts, and engage with the public to find the right partner.

Qualifications Phase

The Agency received four submissions in response to the RFQ and two teams were invited to present to the River Guides, the advisory committee for the Riverfront Urban Renewal District. The River Guides recommended that the team led by Mark Miksis, of deChase Miksis Development, and Mark Frohnmayer, of Arcimoto, move forward into the proposal phase. In August 2018, the Agency Director invited the team to prepare a full proposal for the redevelopment of the Steam Plant.

Proposal Development and Community Outreach

The development team brought in architects, engineers, and other experts to assess the building's potential, met with community stakeholders, and explored financing strategies before publishing their initial proposal in January 2019. The team then partnered with the City to complete a public outreach and engagement process in early 2019. Through these efforts, City staff and team representatives:

- Released an online survey, receiving over 900 responses;
- Spoke to over 350 people at First Friday Art Walk and Asian Celebration;
- Held an Open House, attended by over 140 people;
- Spoke to several groups including UO students, Downtown Neighborhood Association, and local business networks;
- Promoted engagement efforts over multiple social media platforms; and
- Received press coverage via KVAL, KEZI, KLCC, KUGN, the Register Guard, and the Daily Emerald.

Proposal Selection

The development team finalized their proposal in April 2019 (see Attachment C). On April 8, 2019, the River Guides evaluated the team's proposal based on the approved criteria. They unanimously recommended negotiating deal points with the development team. On April 24, 2019, the Agency Board considered the development team's proposal and directed the Agency Director to enter into negotiations and return with terms for the sale and development of the Steam Plant.

Agency Board-Approved Steam Plant Disposition Criteria

The following criteria were used to evaluate responses during the Request for Qualifications and the Proposal Selection phase.

Criteria for Request for Qualifications Phase

The City seeks responses from interested parties who have a unique vision for the creative, sustainable, and adaptive reuse of the site and building. Preferred applicants or teams will have:

- A proven track record of completing successful, high quality redevelopment projects (including information about project costs);
- Demonstrated experience with redevelopment and adaptive re-use projects in urban settings (experience with historic redevelopment is preferred);
- Demonstrated experience with community-oriented projects with clear benefit to the broader public;
- Demonstrated preference for use of local contractors and/or Minority and Women-owned businesses enterprises;
- Evidence of financial capacity; and
- A preliminary vision for the adaptive re-use of the Steam Plant including ideas about possible proposed use(s).

Criteria for Selection of Proposals

The criteria listed below were meant to express preferences – projects were not required to demonstrate all the criteria to be considered for selection.

- *Use.* The end use should maximize the Steam Plant's potential and serve as a key destination in the Downtown Riverfront area. The preferred project will redevelop the building to:
 - Provide a use or uses that are aligned with the EWEB Riverfront Master Plan's vision of an active and vibrant downtown riverfront that reflects the Eugene community;
 - Serve as an anchor in the Downtown Riverfront, attracting people to the area and generating economic, social, and cultural vibrancy;
 - Support inclusive uses that will benefit the broader community;
 - Incorporate elements that contribute to an inviting and safe pedestrian environment;
 - Incorporate a use compatible with adjacent developments and park, urban, and riparian contexts; and
 - Provide a parking assessment and a plan to accommodate the parking and transportation needs of the proposed uses.
- *Timeliness & Feasibility.* Preferred concepts will include:
 - Reasonable timeline;
 - Demonstrated understanding of market potential for the proposed concept(s); and
 - Reasonable project budget that minimizes need for public assistance.
- *Additional Public Benefits.* Preference will be given to projects that:
 - Present a holistic vision for the parcel that is compatible with existing, recent, and anticipated development nearby;

- Honor historic and architectural significance of the building, including coordination with the State Historical Preservation Office (when and if needed), and incorporate elements that help tell the story of the building's history;
- Include some indoor and/or outdoor public space accessible to the broader community;
- Positively impact and protect the surrounding environment and riparian areas;
- Integrate art or opportunities for public creativity;
- Incorporate uses which further Eugene as a creative and entrepreneurial hub;
- Include a plan to re-use or salvage materials at all stages of the redevelopment process;
- Complement riverfront park and downtown riverfront development;
- Serve as an iconic link between University of Oregon and Downtown; and
- Demonstrate intention or plan to solicit services from local contractors and/or Minority and Women-owned business enterprises; and
- Description of interest and willingness to work collaboratively with the Agency and City on potential use of site as temporary venue for community activities and engagement associated with Oregon 21 (IAAF World Championships).
- *Consistency with City Policies and Goals.* The Riverfront Urban Renewal Plan, Downtown Plan, and the EWEB Riverfront Master Plan are the primary policy documents that guide public and private redevelopment in the Downtown Riverfront area. Other plans and policy documents also provide guidance including Envision Eugene and the Community Climate and Energy Action Plan. Any proposed development concept must be consistent with the policies and goals for the downtown riverfront as reflected in these documents.

Agency Board-Approved Steam Plant Disposition Process

Agency Board Action 3/14/18: *Move to direct the Agency Director to work with the River Guides and others to prepare a draft RFP for the disposal of the steam plant and to schedule a work session with the Agency Board to discuss the draft RFP's criteria and process.*

- Staff solicited feedback on draft criteria and process from:
 - Downtown Neighborhood Association ✓
 - Historic Review Board
 - Sustainability Commission
 - Williams and Dame (now Atkins Dame)
 - Obie Companies
 - Cultural Services Department.
- River Guides reviewed draft criteria and process; they agreed that the primary goal of this process should be the adaptive re-use of the building and supported the draft process and criteria. Their recommendations were in the Agency Board materials. (4/17/18) ✓

Agency Board 4/23/18: *Action on draft RFQ/RFP Criteria and Process* ✓

Qualifications Phase

- Agency issued RFQ (5/3/18) ✓
- Qualification responses submitted (6/11/18)
- River Guides reviewed responses and recommended next steps to Agency Director for the proposals phase.

Proposals Phase

Depending on the type and number of responses to the RFQ, proposals to be solicited through options such as: a formal competitive RFP, a limited RFP, interviews, or presentations. ✓

Selection Phase

- Community Outreach (early 2019) ✓
 - Riverfront Park Outreach Events
 - Cultural Services Events
 - Online
 - Other events
- River Guides evaluated responses and community comments and made recommendation to Agency Director and Board (4/8/19) ✓

Agency Board 4/24/19: *Reviewed responses; selected team; authorized Agency Director to negotiate deal points* ✓

Agency Board 5/19/21: *Work session and possible action on deal points*

We are
here

Building Information

Building Valuation

The Steam Plant's appraised value is -\$8M (negative value). This 2019 appraisal calculated the value based on the initial proposed project (an adaptive re-use comprised of office, retail, and community space) and accounts for the significant costs associated with preserving and renovating the existing building.

History of the Steam Plant

The Steam Plant is the oldest standing structure on the Downtown Riverfront area and is a significant structure at the southeast end of the park property (see map Attachment D). Constructed in 1931 this 28,000 square foot multi-story masonry and steel structure was built to house three steam boilers and turbines. The industrial deco-style building is historically significant for its original use in generating standby electrical power to the pumps bringing river water in to the city's original water treatment plant, and beginning in 1962, to supply district heating to downtown businesses. Steam Plant operations ceased in 2012 and the building is currently vacant. However its unique position as an icon of Eugene's industrial past and location within 50 feet of the top of the riverbank calls for the building to be preserved and repurposed as an important historical landmark at the east end of the Downtown Riverfront property.

Alignment with the EWEB Riverfront Master Plan

The EWEB Riverfront Master Plan was adopted by the EWEB Board in 2010, a key step in reconnecting downtown to the Willamette River. The Master Plan, which included a significant multi-year public engagement process, was adopted by City Council in 2013 along with land use policies to support its implementation. The Steam Plant is highlighted in the Plan as an important piece to retain and embrace. The Master Plan identifies the following guiding principles for proceeding with the Steam Plant's redevelopment:

- The building's structure can be significantly altered and/or upgraded, but the original character of the building should remain.
- The Steam Plant is one of the 2004 Downtown Plan's designated "special places." As part of the Downtown Riverfront redevelopment, the Master Plan emphasizes the wish to reveal the "layers of history" imbedded in the site to create this special, historically significant site.
- The Steam Plant is 55 feet tall. Any additions to the building outside the existing footprint are limited to 55 feet. Additions on top of the existing structure (or otherwise within the existing footprint) can extend to 75 feet, with a minimum of a 5 foot setback at the roof of the existing structure.

How Redevelopment of The Steam Plant Meets Riverfront Urban Renewal Plan Goals

Redevelopment of the Steam Plant site would further six of the seven goals in the Riverfront Urban Renewal Plan:

1. To improve the function, condition, and appearance of the development area;
2. To eliminate existing blight and blighting influences;

3. To strengthen the economic and environmental conditions of the plan area and the metropolitan area;
4. To stimulate development activity and amenities near the new federal courthouse;
5. To stimulate appropriate redevelopment in the Riverfront area currently occupied by EWEB, if EWEB relocates in whole or in part from this property;
7. To protect or enhance the riparian area.

A major focus of the Plan is to encourage redevelopment of areas that are blighted and underutilized (goals #1, #2, and #3).

The Steam Plant is within the Downtown Riverfront site, and as such will have a direct positive impact in encouraging the appropriate redevelopment of the property (goal #5), which is near the federal courthouse (goal #4).

With the Steam Plant so close to the riparian area, it is vital that its redevelopment protect and enhance the natural features of the Willamette River (goal #7)

Retaining the Building's Historical Significance

The Steam Plant is eligible to be listed on the City Landmark or National Register of Historic Places. Because of this, ORS 358.653 applies; this statute obligates cities to consult with the State Historic Preservation Office (SHPO) to avoid inadvertent impacts to historic properties for which they are responsible. Due to its historic significance, any redevelopment of the Steam Plant is likely to involve SHPO review before plans are finalized.

The SHPO process includes an assessment of adverse effects from, if any, proposed changes to the building. Examples of adverse impacts include destruction, alteration, and sale out of public ownership. When a property is restored or repaired in accordance with the Interior's Standards for the Treatment of Historic Properties, then it is not considered an adverse effect. More information about the SHPO requirements can be found on our website: www.eugene-or.gov/SteamPlant

Managing Environmental Impacts

Prior to selling the property to the Agency in 2018, EWEB did a considerable amount of work around the Steam Plant to address environmental and human health concerns to prepare the area for redevelopment. Activities included removal of an underground storage tank, asbestos abatement and demolition activities on three boilers, and remediation of petroleum-contaminated soil from areas surrounding the Steam Plant. The Oregon Department of Environmental Quality issued a No Further Action (NFA) determination and a Prospective Purchaser Agreement on the entire Downtown Riverfront site including the Steam Plant, prior to Agency acquisition. Future excavation and construction work at the Steam Plant will need to implement a Contaminated Media Management Plan to ensure the protection of human health and environmental quality. More information about the environmental remediation can be found on our website: www.eugene-or.gov/SteamPlant

Abiding by Land Use and Code Requirements

The land use code provides thorough details on land use and design requirements for the Steam Plant site. The Steam Plant property is zoned as Special Area-Downtown Riverfront (S-DR) zone with a water resources overlay. The Steam Plant site falls within the Mixed Use sub-district of the S-DR zone. Eugene Code 9.3130-9.3190 addresses site development specifics for permitted and prohibited uses, adaptive reuse of existing buildings, lot standards, general development standards, height regulations, transportation system standards, parking requirements, landscape and open space requirements, and development standards for the sub-districts and overlays within the S-DR zone. The parking requirements state that residential uses shall have a minimum of 0.75 and a maximum of 2.25 off-street parking spaces per dwelling unit. Non-residential uses shall have no minimum and a maximum of 1 off-street parking space per every 250 square feet of gross floor area. The water resources overlay and applicability of the Willamette River Greenway requirements serve to protect the adjacent riparian area. More information on the zoning specifics can be found here: www.eugene-or.gov/SteamPlant

Additionally, staff have identified that the most recent addition to the Steam Plant, which was built in the 1950s and not deemed historically significant, does not need to be preserved during the site's redevelopment.

EUGENE STEAM PLANT REDEVELOPMENT



City of Eugene

Development Proposal

April 9, 2019

May 19, 2021, Work Session - Item 2

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Urban Renewal Agency of the City of Eugene

Amanda D'Souza

99 West 10th Avenue

Eugene, OR 97401

April 9, 2019

Dear City Council Members,

Citizens who rallied around the Eugene Riverfront Master Plan were clear about what they wanted for the city's signature redevelopment initiative: a destination where visitors can connect with the river, enjoy local craft beverages and food, and the fostering of a vibrant mix of businesses and things to do. At the heart of this nascent river district is the Steam Plant, one of the most visible and iconic buildings in Eugene, with unrivaled views up and down the Willamette River.

We believe the Steam Plant is one of the most exciting re-development projects in the Northwest. We have assembled a team of out-of-the-box thinkers and pragmatic executors who know what it takes to deliver on big ideas here in Eugene. We have secured financing on complex development and venture projects and have developed multiple programs of this scale and complexity across a range of industries. Most importantly, we have a shared mission to build this as a project that serves the public and our community as a whole.

Our team began exploring a potential vision for the Steam Plant in 2015, in anticipation of this opportunity. When we submitted our qualifications to the City last June, we presented our initial broad vision of a vibrant mixed-use center that maximizes public participation and enjoyment.

In the seven months since our team was selected by the City to develop a full proposal for the Steam Plant's redevelopment, we have broadened the team to more clearly understand the challenges inherent in the project, and honed its architectural and usage concept with the thoughtful feedback of nearly a thousand of our Eugene peers and local stakeholders.

Although there are real challenges to the adaptive re-use of the Steam Plant, and there have been questions about the feasibility of its re-use since the beginning of the original planning process, there is only one building in the Northwest with this view, this proximity to a free-flowing river, and this much community support to see a transformational outcome.

Our team has the deep local roots, proven track record, and strong relationships required to bring the people and the financing together for the successful execution of this vision.

We look forward to working with you to make this vision real.

Sincerely,



Mark Miksis
deChase Miksis Development



Mark Frohnmayer
Arcimoto

DEVELOPMENT TEAM

DEVELOPER

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MARK MIKSIS, AIA, LEED AP
deChase Miksis Development
Development Manager

Mark Miksis has more than 18 years experience delivering high-quality, high-efficiency developments that respond appropriately to the needs of their users and the goals their owners. Prior to forming deChase Miksis, Mark spent seven years as the director of real estate development for Arlie & Company where he managed the design and construction of Crescent Village. Mark also led the development of 1203 Willamette and Northwest Community Credit Union.



DEAN PAPE
deChase Miksis Development
Development Manager

Dean Pape is a partner of the company he established in 2007 as deChase Development Services, now deChase Miksis, and oversees all aspects of project development. Dean has 12 years of experience in real estate development, construction, financing, and management in Oregon, Idaho, Montana, and Alaska. He has developed numerous mixed-use buildings, including 1203 Willamette, 210 Century Drive (Bend), and 5th and Idaho (Boise).

Mark Frohnmayr is the founder and CEO of Arcimoto, Inc. (Nasdaq: FUV) and led the redevelopment of the southwest corner of 5th and Blair in Eugene’s historic Whiteaker neighborhood. Mark has more than two decades of experience leading the design and engineering of projects spanning game software, clean technology and real estate, and has honed a design sense focused on adaptive reuse, conservation of materials, and extreme capital efficiency.

Jesse Fittipaldi has more than 20 years experience managing complicated MEP engineering and construction projects in the state of Oregon. Successful projects include one of the largest private residential ground source heat pump project in the country, the LEED high rise mechanical retrofit of Region 10 Building GSA/BPA, NOAA in Newport and multiple hospital surgery suites. Jesse is Vice President of NASDAQ listed Arcimoto.



MARK FROHNMAYER
Arcimoto
CEO & Founder



JESSE FITTIPALDI
Arcimoto
Vice President



JOHN ROWELL, AIA
Rowell Brokaw Architects
Principal-in-Charge

John Rowell is a principal at Rowell Brokaw, and takes an active role in the planning, design and management of projects. With 25 years of experience, John is a skilled designer and effective leader in the design process. Working with complex client groups, he listens to different points of view and builds trust. John has led many of the firm's projects, including 1203 Willamette, Crescent Village, EWEB Riverfront Master Plan, and UO Straub Hall.



GREG BROKAW, AIA
Rowell Brokaw Architects
Managing Principal

Greg Brokaw is the managing principal at Rowell Brokaw and takes an active role in leading the planning, design and management of projects. He has extensive experience with public and private multi-building and multi-phased complex facilities. Greg had a lead role on 1203 Willamette, the Inkwell Building, Crescent Village, and Northwest Community Credit Union projects. He is currently working on Amazon Corner.

Matt Sayre joined the Technology Association of Oregon (TAO) in 2015 and is a founding member of the fiber implementation team constructing EUGNet, a community-oriented initiative. TAO's mission is to create an inclusive, world class innovation economy in Oregon. Matt is a champion of innovation, helping bring millions of dollars in grant funding to dozens of local projects and was instrumental in Eugene realizing its title as a 'Mozilla Gigabit City.'



MATT SAYRE
Technology Association of Oregon
Vice President

ADDITIONAL TEAM MEMBERS

CONSTRUCTION MANAGER



SHAUN HYLAND
Hyland Construction
President

Shaun Hyland has worked with Hyland all his life, cultivating years of experience in construction trades and advancing into management roles until becoming the company President in 2014. As President, Shaun serves as a direct link for the Owner, Architect, and Project Management staff. He attends project meetings when necessary, assists Project Managers with subcontractor relations, organizes labor forces and maintains the integrity of the project schedule.



JEFF EMMETT
Hyland Construction
Preconstruction Manager

Jeff Emmett has more than 23 years of construction experience and has been involved in hundreds of projects across the nation. As the Preconstruction Manager, Jeff leads Hyland's Project Management team and Estimating staff to finalize the Guaranteed Maximum Price. His commitment as Preconstruction Manager ensures a cohesive and collaborative CM/GC partnership, demonstrated by numerous project successes, as well as budget, constructability and schedule oversight.

HISTORIC PRESERVATION



DON PETING
Historic Building Consultant

Donald Peting has four decades of experience conducting historical analysis and consulting on historic preservation. He is deeply knowledgeable about the history of Eugene and the Willamette Valley and offers a wealth of insight about Eugene's remaining and past historic building fabric. Don is currently a member of the Oregon State Historic Advisory Committee on Historic Preservation. Rowell Brokaw worked with Don Peting on the Straub Hall Renovation project.

STRUCTURAL ENGINEER

Eric McDonnell is a native of the Pacific Northwest and co-leads the Holmes Structures Portland office. With a passion for structural detailing, Eric excels in the coordination of structural elements with other design disciplines, along with the design, research and implementation of innovative structural systems. Eric has developed an extensive portfolio of mass timber experience, including involvement in industry leading research, mass timber design guides, and the engineering of numerous built projects.

Jennifer Eggers has called Portland her home for the last twelve years and co-leads Holmes Structures Portland office. She is responsible for the technical completeness and accuracy of the firm's final product. Jennifer's ability to astutely evaluate existing buildings and recommend solutions with long-term value and enduring functionality have made her a key team member on many high-profile historic renovation projects, including regional icons such as Portland Union Station and Pittock Mansion.



ERIC MCDONNELL, PE
Holmes Structures
Principal



JENNIFER EGGERS
Holmes Structures
Principal

HISTORIC PRESERVATION

George Kramer is a UO School of Architecture alumni with a Master's Degree in Historic Preservation. Established in 1989, Kramer & Company is based in Ashland and works with private, corporate and public clients throughout Oregon and the Pacific Northwest. Kramer's work includes Oregon's largest utilities, numerous cities, and a broad array of public and private clients. In 2011, Kramer documented the history of the Steam Plant for EWEB as part of its shutdown process.



GEORGE KRAMER
Kramer & Company
Historic Building Consultant

VISION

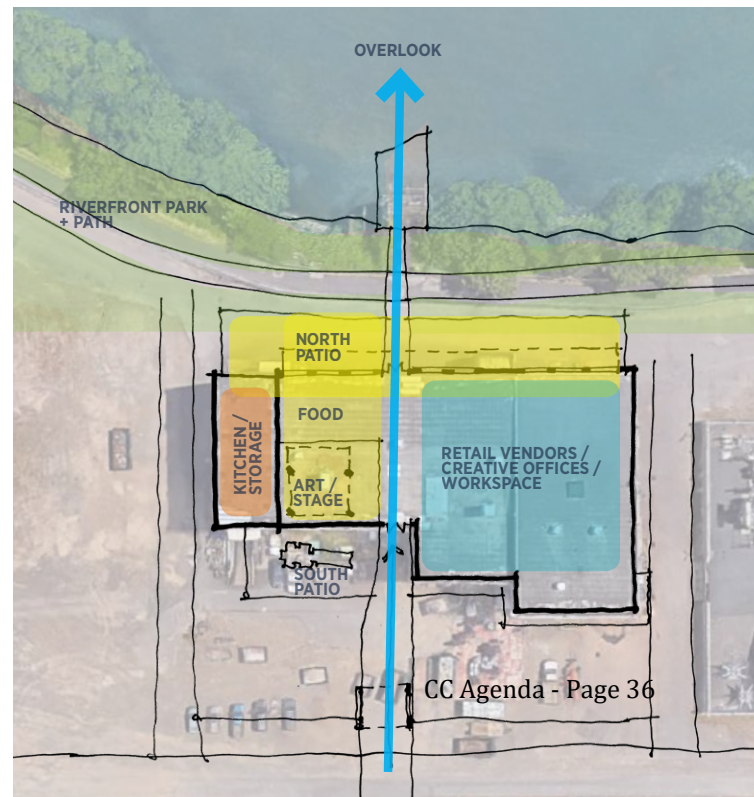
The rest of the district will be enhanced and will flourish if the Steam Plant—with its history, grit, and toughness—is the authentic anchor and connector that the public has been asking for.



CORE PRINCIPLE: MAXIMIZE UTILIZATION OF AN EPIC STRUCTURE

The Steam Plant offers a catalyzing opportunity for Eugene's Riverfront District and real hope for fulfilling the promise made to the community for public engagement along the river – a place to work and play, collaborate and think big, a setting for arts and culture with Eugene's world-class beer, wine, coffee and food in ready supply.

The Steam Plant has many built-in assets that can be leveraged to realize larger public goals. The building is the closest that any building will ever be to the river. It offers stunning views and exhibits a rich patina of Eugene's history. We will save and adaptively re-use the Steam Plant, as the team has repeatedly done with various locations in Eugene and around the region.





Gateway to the riverfront park, flanked by Steam Plant amenities and the river overlook

“BEER ON THE RIVER”

The Steam Plant is a spectacular, generous, and grand space, with a location along the Willamette river that is wholly unique. We will leverage the location and the proximity to the river to establish an iconic community destination that connects people with downtown and the Willamette River. The building will help realize the ‘Restaurant Row’ that the community asked for during the riverfront master planning process. The community spaces will be outfitted to maximize the public’s enjoyment of the Steam Plant’s unique setting along the river’s edge.



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“Restaurant Row” rendering from the Riverfront Master Plan



On the ground floor, we envision a tap room featuring a wide selection of local brews, and a series of micro-restaurant spaces with shared kitchen support, along with a lively mix of micro-retail units. Retail opportunities will be curated to fit the needs of both the building's occupants and the users of the river and bikeway. Food vendors will have small footprints to experiment with new concepts and have access to what will be one of the most vibrant and desired third places in Eugene.



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Micro-unit restaurant concept in Brooklyn, NY

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Draft rendering of the existing intake transformed into a public viewpoint over the Willamette River

RIVER OVERLOOK

The east entry to the Riverfront Park is bound by the natural gateway between the Steam Plant and the massive historic water intake that was built on the riverbank just north of the building. This existing concrete structure provides an ideal opportunity to create an iconic location for the public to engage with the river – the existing structure could enable the addition of a significant platform without disturbing the riverbank.

The current park design calls for several overlooks along the edge of the river. We plan to work with the city to incorporate this overlook into the design work that is already underway so its construction can be concurrent with the Riverfront Park and complete by 2021. Located at a bend in the river with views east to the mountains and west to the butte, at the gateway to the park, and adjacent to the Steam Plant amenities, this is where the public will want to be. Let's build an Instagram-worthy spot where people go to say they visited Eugene.



*Taco Cima patio in Domino Park, Brooklyn, NY
Image: Peter Garrita*



Anaheim Packing District foodhall, Anaheim, CA

COMMUNITY ARTS

We heard loud and clear that the majority of Eugene community members value the Steam Plant as a place for the creation and enjoyment of art. When given a choice between specific types of art experiences, our community survey indicated a rather strong desire for a space that is flexible and adaptive. We value a space that will not constrain the potential of what art can be, what one can experience, or who gets to create it.

An open call to local and regional artists can supply the Steam Plant with an ongoing calendar of temporary art exhibits, installations, and performance events. Because the most impactful art is often created by new or unexpected experiences and interactions, an adaptive space at the Steam Plant will be dedicated to inspiring and hosting new art by and for our community. The unique qualities of the space will invite and challenge artists to produce work that will enhance the building's public realm.



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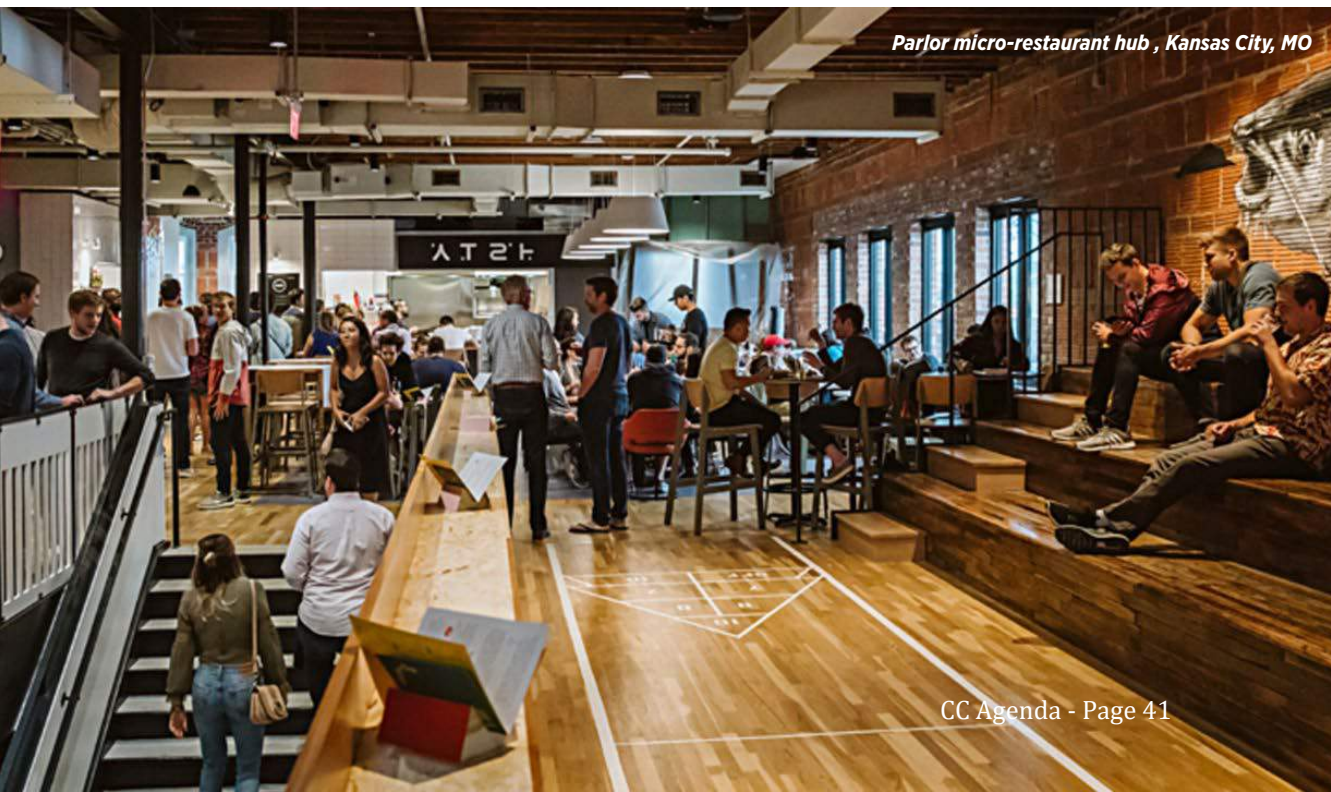


LEARN, WORK, AND PLAY

Downtowns and neighborhoods are changing. Young creative entrepreneurs and downsizing retirees are moving to locations where they do not have to rely on a car to meet their daily needs. In order to support the increasing desire for a more walkable lifestyle, Eugene's downtown and neighborhoods need to provide new environments with active, interesting restaurants and retail, and vibrant places that inspire people to work and collaborate on new ideas.

The Steam Plant's unique proximity to the University of Oregon, Downtown, and the river provides an opportunity to build a knowledge transfer bridge, further knitting the scholarly community with Eugene's emerging technology and entrepreneurship clusters.

The renovated Steam Plant will provide the foundation for this new walkable live/learn/work neighborhood. The ground floor will be open to the river, drawing the public in for art, music, food, and drink. We see the upper levels of the building as comprising a mix of co-working, community and university classes, venture incubation for early-stage startups, and established anchor tenants. Tenants on these floors will include entrepreneurs, artists, founders, freelancers, remote workers, small business owners, digital creatives, makers – both students and professionals.





Adaptable and flexible upper floors will accommodate a variety of tenants and uses

All of these individuals and organizations will be able to lease flexible desks, studios, or office space and reserve flexible conference rooms and classrooms on an as-needed basis. A portion of the square footage may also be dedicated to makerspaces and/or dry labs for the University of Oregon.

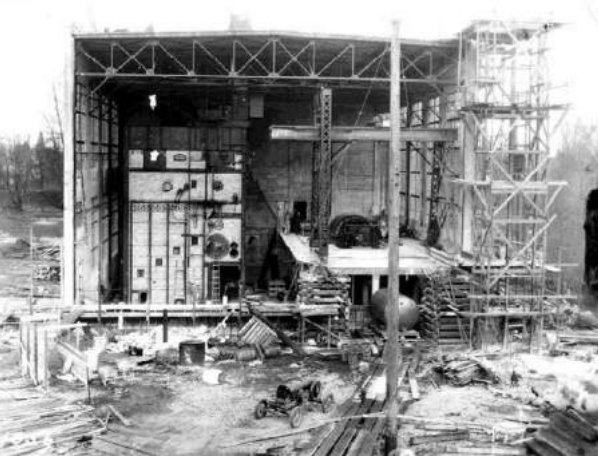
This flexible-use model will maximize the ability for the working community to participate in the space and will also be the fiscal foundation that makes the Steam Plant redevelopment project financially feasible.



*WeWork space in San Francisco, CA
Image: Mike Short*

Finally, we are recruiting potential anchor partners for portions of these spaces. The project team is in dialogue with the University of Oregon about a multidisciplinary leadership institute. As University President Emeritus Dave Frohnmaier wrote, "Leadership theory can be taught and learned, and the enterprise is supremely worthwhile." This leadership institute would establish opportunities for Eugene's community members to learn leadership, not as an inherent privilege of the few, but as a set of skills necessary for all people to work more effectively together.

The Steam Plant redevelopment will be built to succeed long-term. It will be flexible, resilient, and able to adapt over time, as new markets and new demographics emerge. It will be a place to learn and work, designed to bring people together, in a building that inspires them and supports innovation of all flavors.



HISTORIC PRESERVATION

The Steam Plant is an important landmark in the history of Eugene, a legacy of one of the significant industrial landscapes along the Willamette River. The building is eligible to be listed on the National Register of Historic Places, and the team intends to pursue this designation. This requires the team to follow the rigorous process of listing the building, and demonstrates our commitment to preserve this landmark structure. Historic designation is also necessary to pursue Historic Tax Credits that will be a critical part of financing the project.

Preservation experts George Kramer and Donald Peting have advised on the design direction, and have helped the evolution of the design toward a proposal that is in line with the Secretary of the Interior's Standards for Rehabilitation of historic properties. Key aspects of the proposal include preservation of the exterior of the Boiler 1 and Boiler 2 phases of the building, including re-use and rehabilitation of the existing character-defining industrial sash windows. Boiler 3, the last phase of addition, was constructed in a different system, including Asbestos-bearing Transite panels. Our proposal reconstructs Boiler 3 re-using the existing windows and other exterior features as much as possible, while replacing the structure and exterior siding. The rooftop addition is set back from the parapet walls and differentiated from the historic structure with a highly glazed exterior wall.





The Steam Plant's new layout prioritizes public activity at the ground level in the original Boiler 1 phase of the building. This public realm will remain a bright, voluminous space that visually connects all floors of the building, as it does today.

The boiler itself will remain in place, acting as a centerpiece that frames the multi-purpose arts and performance opportunity space. Because the boiler occupies a significant portion of the public realm and its brick furnace walls pose a significant seismic life safety threat, we plan to safely remove the brick and expose the visually striking pipes that occupy the furnace cavity, much like those at the renovated Spokane Steam Plant in Washington. We will preserve the Steam Plant's other extraordinary equipment for display as historic artifacts accompanied by interpretive features, interactive art, and outdoor sculpture on site.





CROSS LAMINATED TIMBER

The Steam Plant is an iconic and historic building that has served Eugene well, producing steam and power for our city for 100 years. But without its industrial infrastructure, the building is essentially a 4-story volume that contains one floor and a mezzanine. How can we build usable space within the existing structure in a way that honors and compliments its industrial past, while taking advantage of 21st century technology and remaining authentic to our current place and time?

We plan to build the Steam Plant's new floors out of cross laminated timber (CLT), an engineered wood construction system that is bringing mass timber structures back into the mainstream. CLT is a low embodied energy timber product made from regional renewable resources that is being pioneered by Oregon researchers and industries. In the Steam Plant, exposed CLT floor plates will provide visual warmth, structural integrity, and a meaningful connection to our timber heritage and future.



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*Exposed CLT structural panel
image: Structurecraft*

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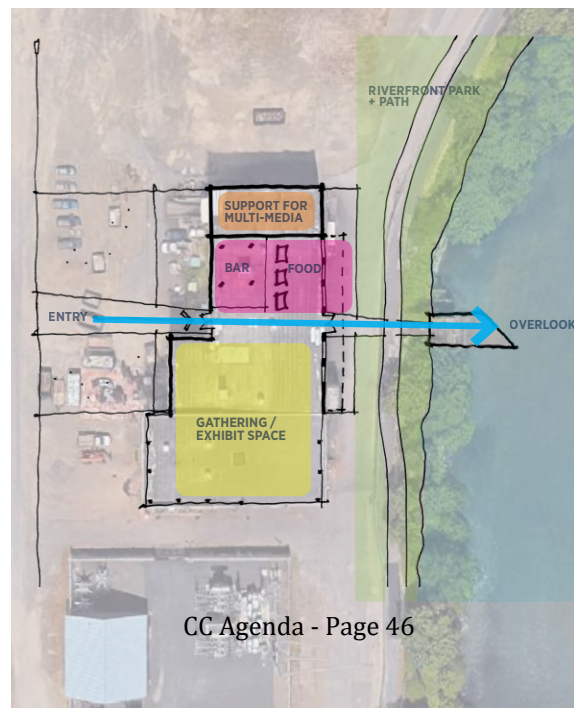


Draft rendering of the existing structure transformed into an extraordinary event pavilion

2021 EUGENE ON THE WORLD STAGE

All eyes will be on Eugene for the 2021 World Track and field championships, and we propose an interim construction phase in which the Steam Plant is transformed into an event pavilion that will host community members and visitors during 2021 festivities. This pavilion will host events and performances leading up to the track and field championship and will be transformed into the site of the fan festival during the championships.

The creation of these event spaces would cement Eugene's legacy as the track capital of the world and allow the physical remnants of the event to live on in the renovated structure when complete. This will be 'the place' the world remembers and people visit to celebrate the legacy of track and field in Eugene.



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PUBLIC OUTREACH

*“I find this project exciting
and a wonderful investment
in our community....
providing opportunities
for the public to creatively
engage builds connection
among our community.”*

*“This is a project that can
get the community excited.”*

*“Projects like this transform
a city – not just physically
but in spirit.”*



OUTREACH EFFORTS AND RESULTS

The team sought feedback on the initial draft proposal through extensive public outreach, both in-person and online, over the course of a month. We kicked things off on January 23rd at a Downtown Neighborhood Association Meeting where we were encouraged by some positive early feedback.

The team engaged the public for feedback on several occasions at a variety of venues: UO Campus (spoke with ~125 people), downtown at the First Friday Art Walk (chatted with ~200 people), at the State of the Tech Community event (QA with ~150 people), at the EWEB Community Room for an open house (dialogged with ~150 people), as well as at the Lane County Fairgrounds during the annual Asian Celebration (spoke with ~300 people).

We created a website (<https://steamplant.us>) to showcase the draft proposal which has been visited 2,427 times. We also engaged the public through a Steam Plant social media presence on both Facebook and Instagram. Our survey was promoted through the City of Eugene's newsletter, Arts organization newsletters, as well as business and tech community newsletters.

We spoke directly with over a thousand people and collected more than 900 surveys that guided refinements to the draft proposal. We read every single survey that was submitted and took the comments to heart. There was a significant amount of validation of the draft design in the survey results and we listened carefully for comments that would help us refine the draft.

We received significant positive affirmation on the initial proposal. Here are some direct quotes:

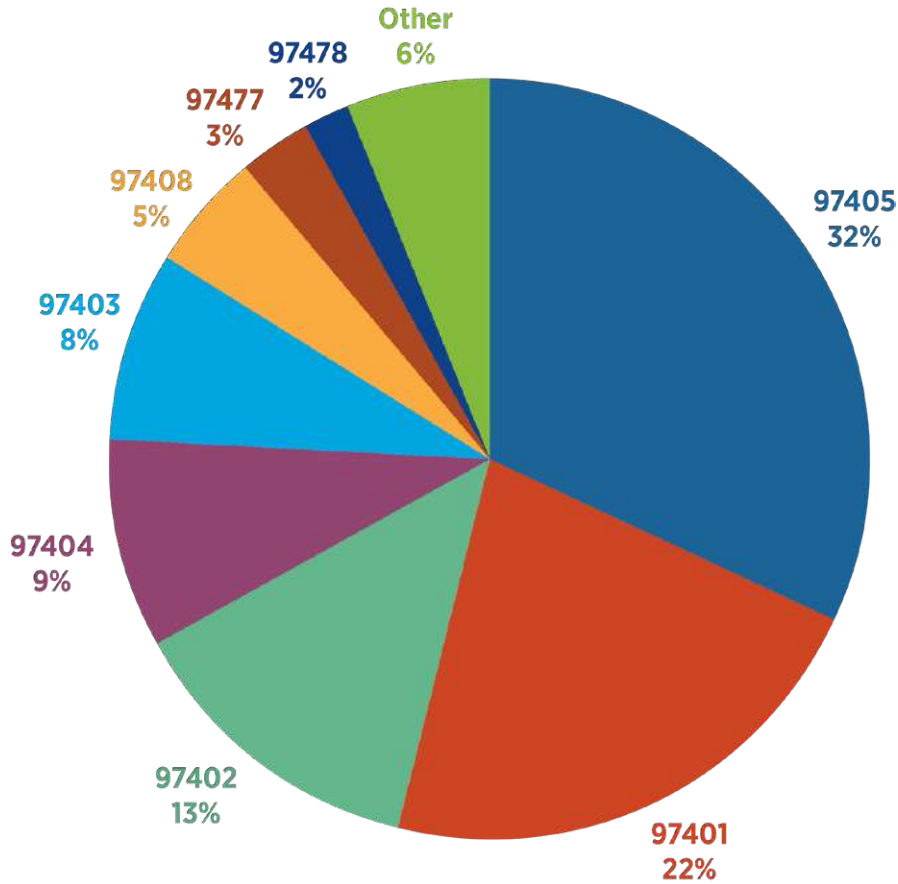
"I find this project exciting and a wonderful investment in our community. I'm very happy to hear about plans to incorporate creative and cultural components to the project. I feel that providing opportunities for the public to creatively engage builds connections among our community."

"For ten plus years, I've been part of a small group of people who have felt that the steam plant had a huge potential to bring people to the river to be entertained, learn and to mingle and your vision fills my Eugene heart and soul with that potential."

"Let's do this! Projects like this transform a city-not just physically but in spirit. This is so wonderful for your community."

The quantitative feedback was also encouraging, 84% of survey respondents told us, for example, that the river overlook feature was important, with more than 60% of respondents actually going further to say that the feature was 'extremely important.'





SURVEY DISTRIBUTION

The geographic distribution of survey responses reached all Eugene zip codes and included central and East Springfield as well.

877 of the 919 survey respondents provided their zip codes, as follows:

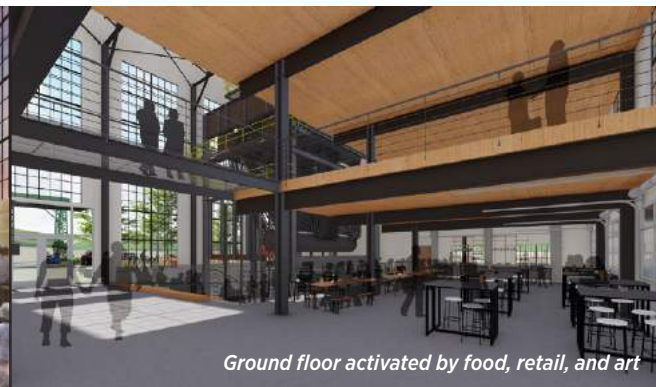
- 97405 had 284 respondents. (South and West Eugene)
- 97401 had 192 respondents. (Downtown and North Eugene)
- 97402 had 116 respondents. (West and North Eugene)
- 97404 had 77 respondents (North Eugene)
- 97403 had 74 respondents. (University and South Eugene)
- 97408 had 45 respondents. (North Eugene and North Springfield)
- 97477 had 24 respondents. (Springfield)
- 97478 had 16 respondents. (East Springfield)
- 49 respondents selected “Other.”



Accessible front entry, at grade



Accessible amenities flank the bike path



Ground floor activated by food, retail, and art



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A place to stop, relax, and enjoy the river

TAKEAWAYS AND REVISIONS

We listened very carefully and heard three themes of feedback on the initial draft design:

1. The draft design could do better to fully integrate with the bike path.
2. The open space atrium needs to be more active and inviting. A place people will want to return to again and again.
3. The draft design could more fully optimize for the main attraction, the river.

The design team responded to these themes in three key ways:

- building a new, at-grade level within the existing building envelope will enable truly accessible access to the Steam Plant's public amenities and provide a direct connection to the riverfront park and bike path;
- relocating the historic generators and building continuous floors that connect the upper levels creates more human-scaled, occupiable retail/restaurant space in the public realm, and maximizes usable space with views of the river; and
- opening the building to an attractive patio along the bike path will invite people to stop for refreshments and enjoy the Steam Plant's unique proximity to the Willamette.

May 19, 2021, Work Session - Item 2

FINANCIALS

PROJECT COST			
Site and due diligence Cost	1%	\$	218,501
Hard Construction Cost	64%	\$	16,808,274
Soft Construction Cost	22%	\$	5,844,922
Contingency	4%	\$	1,143,585
Professional Fees	5%	\$	1,427,807
Financing cost	3%	\$	922,647
Total Uses	100%	\$	26,365,736
DEVELOPMENT DEBT STRUCTURE			
Commercial Debt	46%	\$	12,246,155
Tax Credits	14%	\$	3,585,740
Equity	24%	\$	6,433,840
Anticipated Funding Gap	16%	\$	4,100,000
Total Sources	100%		26,365,735

The team has a proven track record of securing financing on complex development and venture projects ranging in size from \$2.5MM to \$60MM. We have secured debt and equity funding from a wide range of capital sources: conventional commercial lenders, tax credit partners, federal HUD backed lenders, private debt lenders, private angel investors and equity investors through a Nasdaq-listed public offering. The team and its investment partners have the financial strength to bring the required equity and debt needed for a successful, well-capitalized project.

We anticipate that we will form a Limited Liability Corporation that will capitalize, develop, manage and own the property. Ongoing operational management will be heavily focused on tenancy of the anchor office tenants, month-to-month co-working spaces and flexible meeting rooms, as well as oversight of the food and beverage service areas of the premises.

It is anticipated that the total project costs will range from \$25MM - \$28MM including acquisition costs, hard and soft costs, financing and carrying costs. The team plans to structure the sources of funds through a combination of debt, tax credits, private equity and public/private partnership.

This is a challenging project that aims to fulfill many of the desires expressed by the community during the original master planning process. In order to successfully incorporate these community priorities into the project in a lasting way, we are looking for opportunities to partner with the City on several key program elements of the project.

PARTNERSHIP OPPORTUNITIES

1. Property acquisition
2. District wide parking solution
3. Riverfront Park overlook
4. Facade and historic artifact restoration
5. 2021 event pavilion
6. Dedicated space for community arts, culture, and early-stage startup companies

TIMELINE

In order to meet the hard date of delivering a building that will support community efforts surrounding the 2021 World Track and Field Event, the project team must meet these milestone dates.

2019	
April 24th	URD approval to negotiate on transaction
May - June	Negotiate on transaction
July - August	DDA executed
August - December	Secure financing/Partnerships
2020	
January - December	Historic listing and approval
July - December	Phase 1 design and entitlement
2021	
January	Phase 1 construction start
January	Phase 2 start of design
May	Phase 1 Pavilion complete
May - August	2021 festival
September	Phase 2 construction start
2022	
April	Phase 2 core and shell complete
May - June	Phase 2 grand opening

EXHIBITS & ATTACHMENTS

EVIDENCE OF QUALIFICATIONS	24
RELEVANT DEVELOPMENT EXPERIENCE	26
OTHER RELEVANT EXPERIENCE	37
SURVEY RESULTS	ATTACHED

June 7, 2018

Urban Renewal Agency of the City of Eugene
99 W 10th Ave
Eugene, OR 97401

RE: Steam Plant Redevelopment

To whom it may concern:

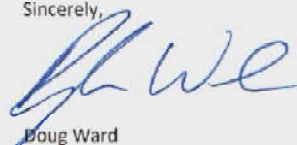
Please let this letter serve as a statement of credit worthiness for Dean Pape, a member of deChase Miksis Development and the development team for the Urban Renewal Agency of Eugene's Steam Plant Redevelopment.

First Interstate Bank is familiar with Dean Pape and his history of successful development projects in Idaho, Oregon, and Alaska. We have reviewed the RFQ submittal and given the developer's demonstrated track record of delivering projects on-time and within budget, and Dean's personal financial credit worthiness we are interested in participating on the project financing.

We have known Dean Pape to be honest and reliable, based on direct and indirect business dealings.

First Interstate Bank looks forward to partnering with Dean on the Eugene project. Should you have any questions please contact me at 208-319-2409.

Sincerely,


Doug Ward
Commercial Group Manager

EVIDENCE OF QUALIFICATIONS

COMMERCIAL REAL ESTATE SERVICES



Mollie Means
Senior Vice President

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Debt & Structured Finance | Multifamily & Healthcare

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mollie.means@cbre.com
www.cbre.com/fha

June 6, 2018

Urban Renewal Agency of the City of Eugene, Oregon
Attention: Ms. Amanda D'Souza
99 West 10th Avenue
Eugene, OR 97401
Amanda.m.dsouza@ci.eugene.or.us

RE: Mr. Dean Pape

Dear Ms. D'Souza,

CBRE closed an FHA insured 221(d)4 construction/ term loan with Mr. Pape in 2017 for the construction of an 81-unit, Class A apartment property with a mix of studios, one-bedroom and two-bedroom loft units in Boise, Idaho. The complex project also contains 2,758 SF of retail space and a park for public use. The property is currently under construction, with completion anticipated in October 2018.

The project required patience and persistence to negotiate the complexities of providing public space in a private, market rate property. Mr. Pape successfully brought all parties together to close the very complex, non-recourse loan.

We look forward to working with Mr. Pape on his future developments.

Sincerely,

Mollie Means, SVP

EVIDENCE OF QUALIFICATIONS

RELEVANT DEVELOPMENT EXPERIENCE

The five projects on the following pages demonstrate our team's ability to achieve results in Eugene and beyond.



1203 WILLAMETTE

EUGENE, OREGON

AIA/SWO - Mayor's Choice Award (2017)

RELEVANCE

- Lead Developer
- Adaptive Reuse of Commercial Building

1203 Willamette is a major remodel and tenant improvement in Eugene. The scheme has four big moves: peel back the layers of finishes to reveal the stout timber frame and wood floor and roof structure; strengthen the shell to resist seismic action; open up the solid walls and roof to daylight with large windows and skylights; and open up the west elevation to reveal the timber structure, with maximum transparency, exposure, and connection to Willamette Street.

The 36,000-square-foot building, originally built in the 1940s for Lyons Furniture, consists of two 60'x120' concrete boxes with a simple 20'x20' timber frame grid. A new entry and hallway connects east-west, linking Willamette Street and the abundant parking on the alley. The simple, repetitive timber frame module allows for a range of tenant sizes, encouraging diversity in the tenant mix.

The Willamette Street face is a series of garage-door storefronts, allowing smaller tenants to each connect to the generous sidewalk for outdoor seating and retail. The large overhang clad in reclaimed douglas fir from the original building creates an inviting and striking presence on this promising stretch of Eugene's historic main street.



1203 WILLAMETTE
EUGENE, OREGON

PROJECT SUMMARY

TOTAL DEVELOPMENT COST

\$6,500,000

TOTAL BUILDING AREA BY USE

36,000 SF
(16,000 SF office
6,500 SF Restaurant/office
14,500 SF Accessory uses and storage)

TEAM MEMBER ROLES

Mark Miksis: Development Manager

- Project Feasibility Analysis
- Proforma and Financial Analysis
- Real Estate Structure
- Financing
- Community Outreach
- Contractor Selection and Contract Negotiation
- Design and Construction Management
- Scheduling
- Budget and Cost Control
- Marketing and Lease-Up
- Asset Management
- Property Management
- Entitlements
- Construction Oversight
- Financing Support

John Rowell, Greg Brokaw: Architect

- Overall Design Coordination
- Design Concept
- Core and Shell Design
- Entitlement and permitting
- Construction Administration
- Tenant Improvement Design (RBA, WLR, Claim 52)

FINANCING STRUCTURE

Private equity, conventional construction loan

DEVELOPMENT PARTNERS

deChase Miksis Development
Rowell Brokaw Architects
Catena
Essex Construction
Oregon Pacific Bank

USE OF LOCAL CONTRACTORS

This project was developed, designed, constructed and occupied entirely by local businesses. All of the tenants in the building are local businesses that started in Eugene. This project was entirely financed with a local lender and is owned by local investors.

TIMELINE TO COMPLETION

Completed in one phase between May of 2017 and May of 2018.



210 CENTURY DRIVE

BEND, OREGON

RELEVANCE

- Lead Developer
- Multi-tenant Development
- Eugene Capital Investor

When the City of Bend made the decision not to expand its urban growth boundary their long range planning objectives reset to focus on mixed use infill projects to accommodate the exceptional growth the community is experiencing. During the heavy winter of 2016, exceptional snowfall accumulation on the roof of the vacant Ray's Grocery store in Bend's Westside caused the roof to collapse leading to a complete building loss. These two events led Eugene's G Group, the property owner, to hire deChase Miksis Development to provide complete development services to repurpose the dated shopping center into a vibrant, mixed use center with 20,000 SF of additional retail and 203 apartments. This project meets the long-term planning goals of the city by adding 203 housing units to the city's core while remaking a dated shopping center into a neighborhood center with open space, housing and shops giving the owner a much improved asset.

In order to meet the technical challenges the project presented and the relationships needed to work with the local jurisdiction, partnerships were formed between firms with local knowledge and firms with the background and expertise in this project type. CS Construction and BLRB are the local firms that understand the community and have the relationships with people approving the project. Essex Construction and GGLO Architects are the experts that ensure the design and technical expertise for success. These partnerships equaled more than the sum of their parts providing a lower risk delivery model for this ambitious project. **May 19, 2021, Work Session - Item 2**



210 CENTURY DRIVE

BEND, OREGON

PROJECT SUMMARY

deChase Miksis is providing complete development oversight for this project from the initial feasibility study to lease up and asset management. Construction is scheduled to commence this summer.

TOTAL DEVELOPMENT COST

\$50,000,000

TOTAL BUILDING AREA BY USE

208,000 SF
(203 apartments
188,000 SF Apartments
20,000 SF of retail)

DEVELOPMENT TEAM'S ROLE IN PROJECT, OR TEAM MEMBER'S ROLE IN PROJECT

- Mark Miksis, Dean Pape: Development Manager
- Project Feasibility Analysis
 - Proforma and Financial Analysis
 - Real Estate Structure
 - Financing
 - Community Outreach
 - Contractor Selection and Contract Negotiation
 - Design and Construction Management
 - Scheduling
 - Budget and Cost Control
 - Marketing and Lease-Up
 - Asset Management
 - Property Management
 - Entitlements
 - Construction Oversight
 - Financing Support

FINANCING STRUCTURE

Private equity and conventional construction loan

DEVELOPMENT PARTNERS

G Group
deChase Miksis Development
CS Construction/Essex Construction
BLRB architects/GGLO architects

USE OF LOCAL CONTRACTORS AND/OR MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

Yes; see narrative

PROJECT TIMELINE FROM SITE CONTROL TO OCCUPANCY OF THE INITIAL BUILDING AND THE FINAL BUILDING, INCLUDING TIMING OF ANY PHASING

Construction start schedule for July of 2018 and completion in spring of 2020.



5TH AND IDAHO

BOISE, IDAHO

RELEVANCE

- **Lead Developer**

This multi-family development fits respectfully within the context of the history-rich and distinct Old Boise commercial district. Surrounded by blocks with a diversity of architectural styles, the design of 5th & Idaho seamlessly integrates with complementary architecture and pedestrian-scale massing that is consistent with the district.

In a unique public/private partnership with the City of Boise parks department, this project also developed a city-owned, developer-managed pocket park that allowed the building to step back from the street and pay homage to the adjacent historic building. This park serves as a neighborhood gathering space with a small stage for outdoor summer performances. The design of 5th & Idaho celebrates simple, modest materials and forms that are consistent with other projects in the district.

In alignment with Boise's planning goals, 5th & Idaho's parking is all underground or within the alley. This allows the project to make use of its key corners where retail can encourage visitors and residents to gather and create community.



5TH AND IDAHO
BOISE, IDAHO

PROJECT SUMMARY

TOTAL DEVELOPMENT COST

\$18,000,000

TOTAL BUILDING AREA BY USE

78,000 sf

(3,000 sf retail

75,000 sf housing)

TEAM MEMBER ROLES

Dean Pape: Development Manager

- Project Feasibility Analysis
- Proforma and Financial Analysis
- Real Estate Structure
- Financing
- Community Outreach
- Contractor Selection and Contract Negotiation
- Design and Construction Management
- Scheduling
- Budget and Cost Control
- Marketing and Lease-Up
- Asset Management
- Property Management
- Entitlements
- Construction Oversight
- Financing Support

FINANCING STRUCTURE

Primary Loan: HUD 221 d4

City of Boise Parks and Capital City Development Corp.
Funding

Private equity

DEVELOPMENT PARTNERS

GGLO, Architect

Hummel, Architect (Boise)

ESI construction (Boise)

USE OF LOCAL CONTRACTORS

Yes

TIMELINE TO COMPLETION

16 months. Completion target: November 1, 2018.



INKWELL BUILDING

EUGENE, OREGON

LEED Platinum – TI Office Tenant

LEED Gold – Core and Shell

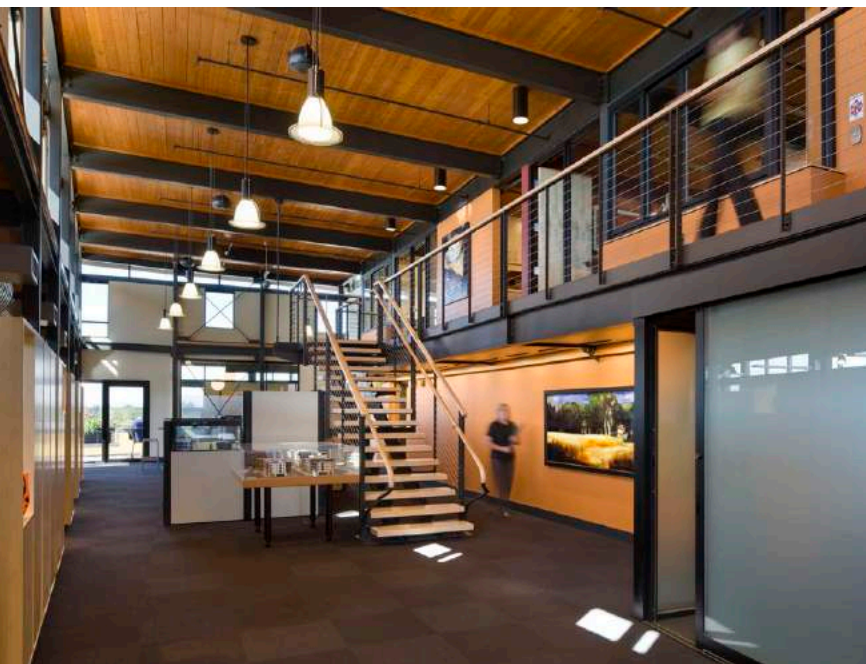
RELEVANCE

- **Mixed-use with diverse tenants and flexible spaces**
- **Ability to achieve potential sustainability goals**

This five-story, 36,000 sf mixed-use office and retail building is the first LEED-certified speculative office building in Lane County.

Occupants enjoy views of both the Coburg Hills and Shadow View Drive's lively mix of shops and restaurants. The building comprises 26,000 square feet of highly functional office space and 7,000 square feet of ground floor retail space. The building is designed to allow maximum flexibility in tenant infill uses within a high performance green building.

The Arlie & Company Corporate Offices were located on the fifth floor of The Inkwell Office Building at Crescent Village. The project received LEED Platinum for the interior, the second project in the state to achieve this level of certification. A primary goal of the project was to embody the identity of the company in the work environment.



INKWELL BUILDING

EUGENE OREGON

PROJECT SUMMARY

TOTAL DEVELOPMENT COST

\$11,000,000

TOTAL BUILDING AREA BY USE

36,000 SF

(26,000 SF office space

7,000 SF retail space)

TEAM MEMBER ROLES

Mark Miksis (while at Arlie & Co): Development Manager

- Strategic Planning
- Master Planning / Urban Design
- Project Feasibility Analysis
- Proforma and Financial Analysis
- Real Estate Structure
- Community Outreach
- Contractor Selection and Contract Negotiation
- Design and Construction Management
- Scheduling
- Budget and Cost Control
- Marketing and Lease-Up
- Asset Management
- Property Management
- Entitlements

John Rowell, Greg Brokaw: Architect

- Overall Design Coordination
- Core and Shell Design
- Interior Design
- Entitlement and Permitting

FINANCING STRUCTURE

Conventional Equity / Bank Financing

DEVELOPMENT PARTNERS

Arlie & Company

Rowell Brokaw Architects

Chambers Construction

USE OF LOCAL CONTRACTORS

Yes

TIMELINE TO COMPLETION

Completion 2009

CRESCENT VILLAGE EAST & WEST

EUGENE, OREGON

AIA Design Award (2009)

Multi-Housing News Design Excellence Award

RELEVANCE

- Lead Development Manager
- Market pioneer for mixed-use, pedestrian-oriented development with vibrant mix of retail, restaurants, offices, park space and lofts in Eugene, Oregon

Crescent Village is one of the largest recent real estate developments in Eugene. This 40-acre development succeeded in gaining unanimous support from surrounding residents and businesses because of Arlie & Company's focus on design and livability, plus its transparent response to the needs of the existing neighborhood. Arlie & Company's vision for Crescent Village was to create a mix of high-quality housing, retail shops and services, office space, and integrated parks, transforming the Northeast Eugene neighborhood into a walkable, people-focused community. While working closely with the City, Miksis and his planning and development team introduced and gained approval for new urban concepts that had not previously been attempted in the City of Eugene.

Guided by the principles of New Urbanism, Crescent Village was designed as a place where people could walk to local shops, dine in restaurants close to home, and get to know their neighbors.



CRESCENT VILLAGE EAST/WEST
EUGENE, OREGON

PROJECT SUMMARY

TOTAL DEVELOPMENT COST

\$30,000,000

TOTAL BUILDING AREA BY USE

(2) 80,000 SF buildings (residential over retail)

TEAM MEMBER ROLES

Mark Miksis (while at Arlie & Co): Development Manager

- Strategic Planning
- Master Planning / Urban Design
- Project Feasibility Analysis
- Proforma and Financial Analysis
- Real Estate Structure
- Community Outreach
- Contractor Selection and Contract Negotiation
- Design and Construction Management
- Scheduling
- Budget and Cost Control
- Marketing and Lease-Up
- Asset Management
- Property Management
- Entitlements

John Rowell, Greg Brokaw: Architect

- Overall Design Coordination
- Core and Shell Design
- Interior Design
- Entitlement and Permitting

FINANCING STRUCTURE

Conventional Equity / Bank Financing

DEVELOPMENT PARTNERS

Arlie & Company
Rowell Brokaw Architects
Roberts Construction

USE OF LOCAL CONTRACTORS

Yes

TIMELINE TO COMPLETION

Phase I-III - 5 years
Completion June 2008

OTHER RELEVANT EXPERIENCE

The following projects demonstrate additional experience, knowledge, skills, and a history of success collaborating with others to execute complex community based projects.



NORTHWEST COMMUNITY CREDIT UNION HEADQUARTERS

EUGENE, OREGON

AIA-SWO Mayor's Choice Award (2015)

LEED Gold Certified

RELEVANCE

- Site Selection and coordination with City of Eugene for purchase and development within Urban Renewal District
- 8th to Willamette

The Northwest Community Credit Union originally intended to reprogram and plan for a substantial renovation of the credit union's existing Gateway facility. After a preliminary analysis and assessment, the credit union decided to construct a new 69,000 SF corporate headquarters with an integrated branch in downtown Eugene. The completed facility provides convenient downtown access, places the credit union in a highly visible location and anticipates future growth. It brings a major employer to Eugene's urban core and builds on the momentum of downtown. Rowell Brokaw designed an active and welcoming street level, with access to the branch, community services, and potential for retail.



Cost	\$24.5M
Size	69,000 SF
Roles	Mark Miksis Owner's Representative Greg Brokaw, John Rowell Architects
Timeline	Completion 2014

EWEB RIVERFRONT MASTER PLAN EUGENE, OREGON

RELEVANCE

- **Thorough knowledge of public concept and community needs**

The EWEB Riverfront Master Plan was one of the most challenging and complex planning projects in Eugene's recent history. It involved engaging and leading the community to a compelling vision for the sole opportunity to connect downtown Eugene to the Willamette River and redevelop an iconic property. The project achieved consensus approval from a diverse citizen advisory team, overwhelming support from the public, and was unanimously approved by the EWEB Board of Commissioners in June 2010.

Establishing a new vision for the riverfront property owned by Eugene's public utility was the final step in a decades-long process to renew the connection between Downtown Eugene and the Willamette River. The master plan for this 27-acre property models sustainable redevelopment in a variety of ways: it creates 8 acres of new riverfront open space, requires LEED certification for all new construction, improves public access and the trail system, establishes and enhances habitat, and proposes numerous ways to teach about our river, our history and our city.

Size	27 acres
Role	John Rowell, Greg Brokaw Lead Planners Dean Pape Community Advisory Committee
Timeline	Completion 2010

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EWEB RIVER DISTRICT DEVELOPMENT STUDY

EUGENE, OREGON

RELEVANCE

- Initial exploration of possibilities
- Thorough knowledge of market and community needs

Rowell Brokaw Architects was selected as the Master Architect for a team led by The UO Foundation to redevelop Eugene's downtown riverfront. The 27-acre property is currently owned by the Eugene Water and Electric Board (EWEB) and has been used for industrial purposes for much of the last 100 years. The UO Foundation conducted due diligence and negotiations with EWEB and the City of Eugene for the property's purchase. The Foundation subsequently decided not to pursue the development.

Rowell Brokaw Architects has been working to support the successful transformation of this property into a vibrant, mixed-use river district since leading the EWEB Riverfront Master Plan in 2009.



Size	27 acres
Roles	Mark Miksis Developer John Rowell, Greg Brokaw Concept Designers and Architects
Timeline	Completion 2014



UO STRAUB HALL

EUGENE, OREGON

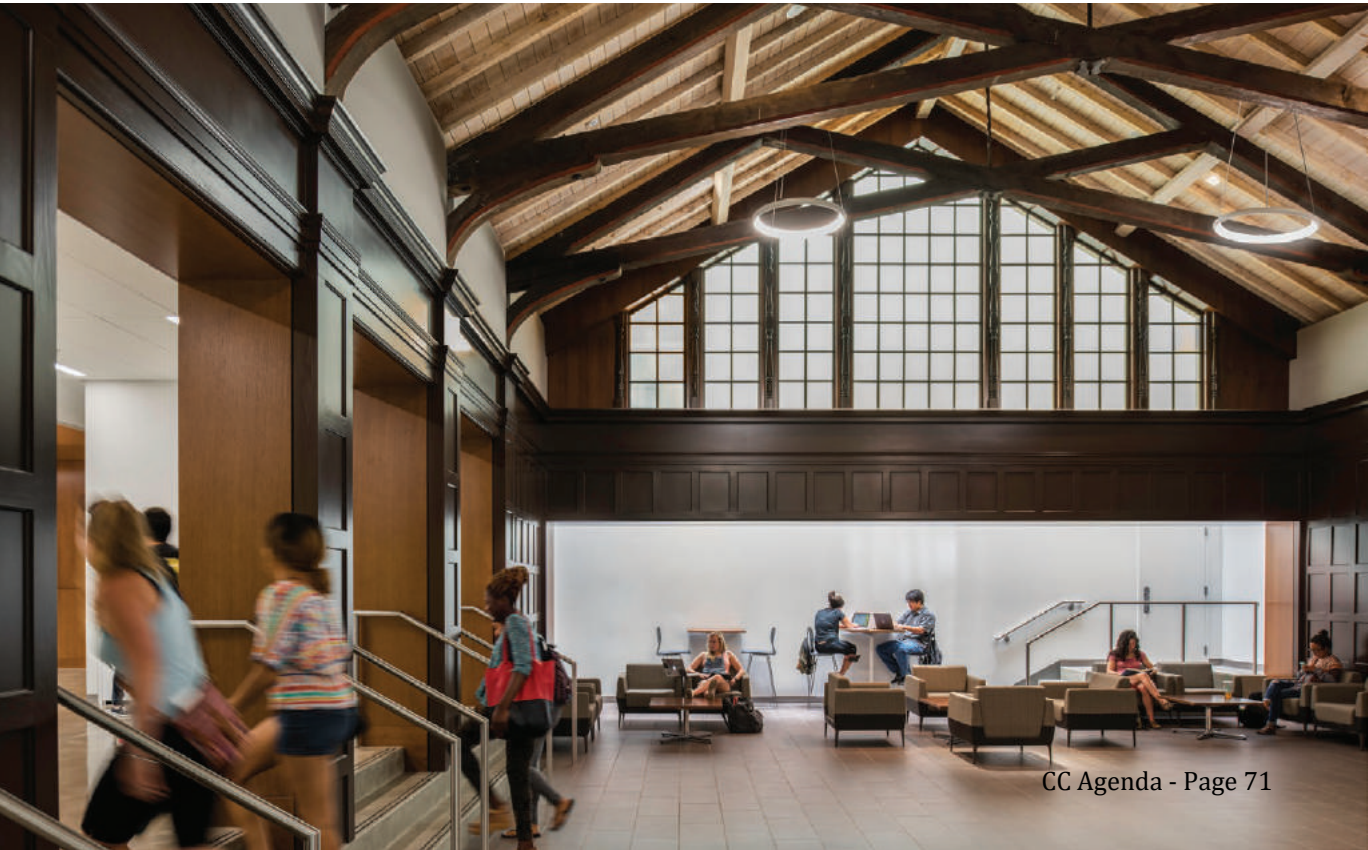
LEED GOLD CERTIFIED

RELEVANCE

- Preservation Analysis and Strategy in collaboration with Don Peting
- Complete gut, with seismically upgraded concrete structure, systems upgrade, and re-furnished historic windows
- Character-defining features retained

The Straub Hall project at the University of Oregon involved two parts: a comprehensive renovation of Straub Hall and a classroom expansion of Straub and Earl Halls. The renovation project provided much-needed infrastructure replacement and a full interior renovation of a historic building, transforming the historic Straub Hall (originally built as a dormitory) into an innovative 21st Century academic facility. It includes one of the nation's finest technically daylit large lecture auditoriums, which seats nearly 500 students.

The renovation included energy performance and seismic upgrades. Exterior windows were rebuilt to include double glazing while retaining historic wood frames. In the historic gable room, trusses and the gable end windows were stored off site while structural and seismic elements were rebuilt. The trusses and gable end windows were ultimately reintegrated.



Cost (Construction)	\$31M
Size	82,000 sf (remodel) 58,000 sf (expansion)
Roles	John Rowell, Greg Brokaw Architects Donald Petting Historic Building Consultant
Timeline	Completion 2014 (remodel) Completion 2015 (expansion)

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THOMPSON'S MILLS STATE HERITAGE SITE

SHEDD, OREGON

RELEVANCE

- Ability to assess and apply strategic restoration of a historic structure

One of two working watermills in Oregon, Thompson's Mills is the oldest, with water rights going back to 1857. It gets its water from the Calapooia River through a hand-dug canal affectionately called the Sodom Ditch. It was an active grain mill until nearly the end of the 20th Century, though the health regulations in the 1940s forced the flour mill to become a feed mill. Thompson's Mills became a State Heritage Park and museum in 2004. The concrete silos are most likely the oldest slip-form concrete structures in Oregon, dating from 1917.

Historic Building Consultant Don Peting started working on Thompson's Mill back in the early 1970s when the last Thompson was still the owner. In the 1990s, he was part of a team that did HABS drawings, then later a condition assessment of the mill. Later, he was part of the PNWFS Field School in 2003 that brought students to work on the Mills. The FS students' work included archaeology, timber frame construction and repair, wood window construction and repair of the head gates, and a study of water-powered engineering. A decade later, Don and his students completed a condition assessment of the mill house and restoration has been continuing since.

Roles	Donald Peting Historic Building Consultant
Timeline	1857-Present





5TH & BLAIR / TACOVORE / GLASS HOUSE

EUGENE, OREGON

RELEVANCE

- Adaptive Re-use Experience
- Mixed-use with restaurant, coffee, office and fabrication space

This development effort transformed the 10,000 SF one- and two-story building complex on the corner of 5th and Blair in Eugene's historic Whiteaker neighborhood from a carpet garage and dilapidated office space into a venture incubation space and one of Eugene's most successful new restaurants. Special care was taken in the rehabilitation effort to stay true to the original underlying building structure and minimize new material content.



ARCIMOTO FACTORY

EUGENE, OREGON

RELEVANCE

- Adaptive Re-use Experience
- Employment densification
- Venture incubation

The Arcimoto Manufacturing Plant in West Eugene is a shining example of this team's ability to execute building rehabilitation efforts on an aggressive timeline. In less than two months, this 30,000 SF warehouse moved from site control to full occupancy. The effort included roof repair, energy-efficient lighting, renovated office space and plumbing, surface treatment, and electrical upgrades sufficient to facilitate a vehicle manufacturing enterprise. As with 5th and Blair above, special care was taken to maximize the value of the original space, while adapting it for higher value utilization.

Riverfront District Financial Capacity

Prior to sale of any Riverfront Property

- Projects funded
 - Phase 1 infrastructure (including borrowing costs, principal, and interest on the City's \$12 million bond issuance)
 - Quiet Zone 3 Eastern Crossings (except for \$400,000 used for MGP property acquisition)
 - MGP property acquisition from EWEB
 - Riverfront Park
 - Initial design work for Plaza
- **The projected amount of urban renewal resources shows that there is NO money remaining for new projects**
 - Until property is sold or other resources are identified, no additional projects can be funded with urban renewal dollars

After sale of property to developer

Expected sales proceeds	\$11.1M
Other miscellaneous revenues (e.g., additional property taxes)	\$ 0.1M

Funding previously designated from sales proceeds¹

Repay phase 1 loan from City funds	\$ 2.0M
Replenish initial Plaza construction	\$ 2.1M
Replenish Riverfront Loan Program	\$ 1.0M
Phase 2 infrastructure	\$ 3.7M

Projected urban renewal resources available for new projects \$ 2.4M

Current urban renewal property tax projections through FY24 show that tax increment revenues will be sufficient to repay the City's phase 1 infrastructure borrowing. However, it is important to note that expected land sale revenues are a potential source of repayment funds for this borrowing in the unlikely event that tax increment revenues come up short. The Intergovernmental Agreement between the City and the Agency sets out the terms of the construction and financing of the phase 1 infrastructure. The Agency agreed to provide the City with tax increment revenues, as available, to pay the principal, interest, and other costs of the City borrowing. If tax increment revenues are insufficient, the Agency will use proceeds from the sale of one or more of the lots in the redevelopment site to provide the City with the funds to repay the borrowing.

¹ May 2020 Supplemental Budget decision for Phase 1 infrastructure & December 2020 Supplemental Budget for Phase 2 infrastructure.

River Guides Member List

- Julie Daniel
- Nigel Francisco
- Harris Hoffman
- John Iglesias
- Victoria Nguyen
- Matt Roberts
- Karen Williams